TO LET

PRIME RETA **UNIT WITH** FREE PARKING **TO THE REAR**

Adjacent retailers include







Iceland



ALL KITCHEN ESSENTIALS + PET TOYS +ALL OCCASION GREETING CAN



BARRHEAD

G78 1 SN

206 MAIN STREET BARRHEAD G78 1SN

LOCATION

Barrhead is located 9 miles to the south west of Glasgow and has a resident population in excess of 20,000 people. The Centre forms the main commercial hub for the town with occupiers including Iceland, Savers, Specsavers, Boots, Barrhead Travel, Subway, William Hill and Domino's. The Centre is located directly opposite Asda, East Renfrewshire Council offices and The Barrhead Foundry, a £3.8 million investment which comprises a multipurpose venue offering a combination of learning, leisure and business facilities.

The premises are situated in the prime section of Main Street and benefit from free car parking to the rear of the Centre.







ACCOMMODATION

The premises comprise a ground retail unit extending to the following net internal areas:

206 Main Street		
Ground Floor	3,874 sq ft	359.91 sq m

206 MAIN STREET BARRHEAD G78 15N







RENT

Rental offers in excess of £39,500 per annum exclusive are invited.

SERVICE CHARGE

The current on account service charge for this unit is £4,000 per annum.

RATING

The Rateable Value of the unit is as follows:

Rateable Value £41,500 Commercial Rate Poundage £0.498

(exclusive of water and sewerage rates)

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, tax, registration dues and VAT incurred thereon.



EPC

A copy of the EPC will be made available as required.

VAT

All figures are quoted exclusive of VAT.

USE

Class 1A (Retail).

TERMS

Subject to vacant possession, the subject are are offered on the basis of a new full repairing and insuring lease of negotiable length.

FURTHER INFORMATION

Viewing strictly by appointment via the sole agent:

Reith Lambert Commercial Property Advisers

Richard Ford richard@reithlambert.co.uk 07834 791 163

Reith Lambert LLP for themselves and for the vendor of the property give notice that: i) these particulars of sale are a general outline for the guidance of intending purchasers and do not constitute all or any part of any offer or contract. ii) intending purchasers should satisfy themselves as to the accuracy of descriptions, dimensions, references to condition, permitted use and other details all of which are given without any warranty whatsoever. iii) unless otherwise stated all rents and prices are quoted exclusive of VAT. iv) they have not conducted and are not aware of any investigations into any potential or actual pollution or contamination of the building, land, air, or water and give no warranties whatsoever in respect thereof, of which prospective purchasers should satisfy themselves. v) in accordance with the terms of the Requirements of Writing (Scotland) Act 1995 these particulars are not intended to create any contractual relationship or commitment which can only be entered into by exchange of missives between respective solicitors. January 2025