

# 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





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### **RENT**

Rental offers in excess of £42,500 per annum exclusive are invited.

# **SERVICE CHARGE**

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

## **RATING**

We are verbally informed by the Local Authority that the 2023/24 Rateable Values of the unit is as follows:

Rateable Value £41,500 Commercial Rate Poundage £0.49

(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.



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

dspharmacy (1)

### **VAT**

All figures are quoted exclusive of VAT.

## USE

Class 1 (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:



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