

UNIT 7 **325 HALLHILL ROAD** BARLANARK G33 4RJ

WAFFLES **CRÊPES ICE CREAMS**

Caranhelts

MILKSHAKES COOKIE DOUGHS SLUSHES

TO LET

PRIME RETAIL UNIT WITH ADJACENT PARKING

POST

SURROUNDING RETAILERS INCLUDE:

LloydsPharmacy # GREGGS Ladbrokes Scotmid

325 HALLHILL ROAD BARLANARK G33 4RJ

LOCATION

Barlanark is located approximately 8 miles east of Glasgow city centre. Hallhill Road itself is accessed via Edinburgh Road (A8) and represents Barlanark's main thoroughfare.

The premises are located on Hallhill Road in close proximity to Barlanark Community Centre and Family Learning Centre, within a single storey retail parade, benefitting from communal car parking to the front. Neighbouring occupiers include Scotmid, Lloyds Pharmacy, Ladbrokes, Greggs and Barlanark Dental Practice.





ACCOMMODATION

The premises comprise over ground floor only extending to the following net internal areas:

Unit 7, 325 Hallhill Road		
Ground Floor	1,003 sq ft	93.18 sq m
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RENT

Offers in excess of $\pounds 22,500$ per annum exclusive are invited.

SERVICE CHARGE

1.00

The current on account service charge for this unit is approximately **£2,800 per annum.**

RATING

The Rateable Value of the unit is as follows:

Rateable Value £15,900 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.

TERMS

Luabrokes

Subject to vacant possession, the property is offered on the basis of a Full Repairing and Insuring lease of negotiable length.

VAT

All figures are quoted exclusive of VAT.

USE

Class 1 (Retail).

Lloydspharmacy

EPC

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

FURTHER INFORMATION

Viewing strictly by appointment via the sole agent:



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 nof 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. Date of Publication: April 2023