

ON THE INSTRUCTIONS OF  
**LCP**

**UNIT 7**  
**325 HALLHILL ROAD**

**BARLANARK**  
**G33 4RJ**

WAFFLES  
CRÊPES  
ICE CREAMS

*Caramelt's*  
*Desserts - Slushes*

MILKSHAKES  
COOKIE DOUGHS  
SLUSHES

POST  
OFFICE

Barlanark

**TO LET**

**PRIME RETAIL  
UNIT WITH  
ADJACENT  
PARKING**

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, benefiting 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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**325  
HALLHILL  
ROAD  
BARLANARK  
G33 4RJ**



## RENT

Offers in excess of **£22,500** per annum exclusive are invited.

## SERVICE CHARGE

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 Pounding £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

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).

## EPC

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

## FURTHER INFORMATION

Viewing strictly by appointment via the sole agent:

**Reith  
Lambert**  
Commercial Property Advisers

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