



Prominent roadside retail unit

****Class 3 (Restaurant) consent granted****

Located in affluent suburban area

Dedicated car parking to the rear

Ground Floor: 3,300 sqft / 306.57 sqm

Rent: O/O £60,000

Location

The subjects are situated in a very prominent roadside location on the east side of Milngavie Road, which is the main A81 route linking the affluent towns of Bearsden to the south and Milngavie to the north.

The unit adjoins Rainbow Room International (Hair) and Majestic Wine, with a large dedicated car parking area and servicing located to the rear. The parade is within easy walking distance of Hillfoot Railway Station to the south and is a principal route for commuters driving to and from Glasgow city centre. Nearby occupiers to the south include Vets4Pets and Rettie Estate Agents and to the north McDonalds Drive Thru, Pure Gym and Waitrose.

Accommodation

The property comprises a ground floor retail unit within a single storey building with timber pitched and tiled roof, with a large dedicated car park located to the rear which is marked out to accommodate 48 customer car parking spaces.

The premises extend to the following approximate areas:

Ground Floor: 3,300 sq ft / 306.57 sqm

Rent

Offers over £60,000 pa exclusive are invited.

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: £74,500

UBR (2025/26): £0.535

Rates Payable: £39,857.5 pa

Planning

The premises benefits from Class 3 (Restaurant) Consent from East Dunbartonshire Council. Permission is also in place for flue extraction.

EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



BRITTON
PROPERTY

To Let

Unit 1, 190 Milngavie Road
Bearsden G61 3DX



Anti-Money Laundering

Anti Money Laundering and Proceeds of Crime regulations require agents acting for both parties to all transactions to undertake due diligence on both the purchaser(s) and vendor(s) / landlord(s) and tenant(s). We must identify and verify all relevant parties, who are required to disclose all relevant information prior to the conclusion of the transaction.

Viewing strictly by appointment with BRITTON PROPERTY

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