

**TO LET**

TOWN CENTRE RETAIL UNIT



**33 DOUGLAS STREET, MILNGAVIE, GLASGOW G62 6PE**

- Popular town centre location
- Prominent position
- Good quality fit-out
- 100% rates relief for eligible companies
- No VAT on rent
- 37.53 sq m (404 sq ft)
- Rent £11,000pa

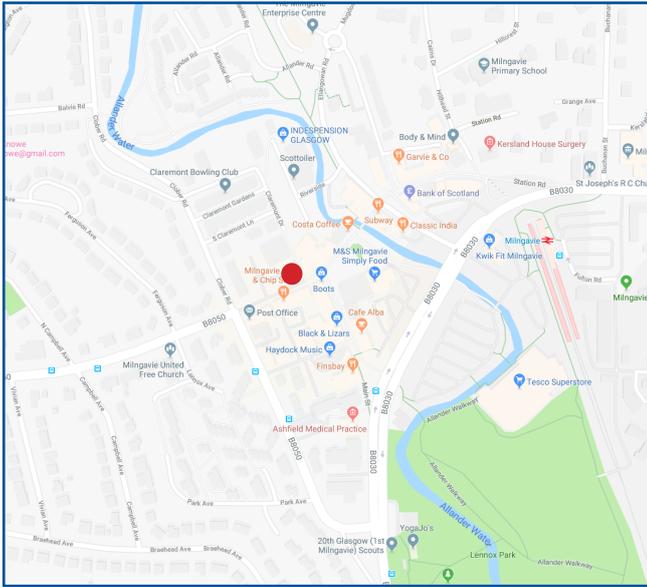
## Location

The unit is located to the south of Douglas Street, between its junction with Park Road and Main Street and within Milngavie town centre.

Milngavie comprises a town with a population of approximately 13,000 persons and is located approximately 6 miles north west of Glasgow city centre, being accessed via the A81 Glasgow to Strathblane Road. The town is well served by public transport, with Milngavie train station being located adjacent to the town centre, and a number of bus routes passing through the town.

The main retailing area within Milngavie is centred around Douglas Street, Main Street and Stewart Street with the main road access being via Park Road and Main Street. The town centre is characterised by a mix of independent and national retailers including Marks and Spencers, Boots, Greggs, M & Co, Specsavers and Costa.

Occupiers adjacent to the unit include an opticians, barbers and Milngavie's very long established chip shop.



## Description

The property comprises a ground floor retail unit, forming part of a traditional terraced two storey tenement building. The unit has a recessed entrance way with feature timber framed and glazed display area, protected by a steel roller shutter door.

The space is arranged to provide main sales area, rear sales/staff area with kitchen and toilet accommodation. The unit is currently fitted out as a hairdressers but would be suitable or any retail use. The space is fitted to a high standard, with laminate floor, wallpapered plasteboard walls and a plasterboard ceiling incorporating inset LED spotlights.

The kitchen area to the rear benefits from modern wall and floor mounted units and single stainless steel sink and drainer.

The toilet contains modern WC and WHB.

## Areas / Accommodation

We calculate the property to extend to a total net internal area of 37.53 sq m (404 sq ft).

The above area excludes the toilet accommodation which extends to 1.73 sq m (19 sq ft).



## Rating

The current Rateable Value is £10,100. The Rateable Value falls below the threshold for Small Business relief under the Scottish Government's Small Business Bonus Scheme, and therefore 100% relief will be available to eligible companies.

## Rent

Rental offers over £11,000pa are sought.

There is no VAT on the rent.

## Factor's Charge

There is a common factor's charge in respect of the building, which includes management, insurance and general repairs/maintenance of the building. Further details are available via the letting agent.

## VAT

There is no VAT payable on the rent.

## Energy Performance

The property has an EPC rating of [to be confirmed]. A full copy of the certificate can be made available to interested parties upon request.

## Legal Costs

Each party will bear their own legal costs in the transaction. The purchaser will be responsible for the cost of any Registration Dues or LBTT.

## Date of Entry

Viewing and further information is available by contacting the Letting Agent:

## Viewing and further information

Available by contacting the Letting Agent:

Thomson Property Consultants  
2nd Floor  
180 West Regent Street  
Glasgow  
G2 4RW

Tel: 0141 611 9666  
Fax: 07006 037140

Contact: Eric Thomson  
Email: [eric@thomsonproperty.co.uk](mailto:eric@thomsonproperty.co.uk)



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