



## 51 Dougrie Drive, Braes Shopping Centre Glasgow G45 9AD

- Suburban shopping centre
- Large free to use surface car park
- Well located unit
- Suitable for a variety of uses
- Unit arranged over three floors





### Location

Castlemilk is located approximately 5 miles south of Glasgow city centre and has a resident population of some 16,000 persons with an immediate catchment of over 60,000 within 1 mile.

Traders within the shopping centre include B&M Bargains, Iceland, Job Centre, McDonalds, Greggs and many more. See attached plan.

### Description/Accommodation

The property comprises a mid-terrace retail unit formed over three floors with staff/storage accommodation on the upper floors. Servicing is from the secure service yard to the rear of the premises.

Internally the property is fitted out in line with its former use as a, funeral directors with reception area, offices and staff accommodation. The unit is well presented internally which would suit an office type occupier and is available for immediate occupation.

### Terms

The unit is held on an effective Full Repairing and Insuring lease until July 2022 at an annual rental of £14,000 per annum. The premises are available by way of either a sub-letting or assignation. Full details are available from the letting agents.

### Rating

The subjects are entered in the Valuation Roll with a rateable value of £9,400.

It should be noted that at this level of Rateable Value an ingoing occupier may be eligible for 100% rates relief under the Scottish Governments Small Business Rates Relief Scheme.

### VAT

Unless otherwise stated all prices, premiums and rents are quoted exclusive of VAT.

### EPC

An EPC has been prepared for the property and can be provided upon request.

### Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction. For the avoidance of doubt any ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.

### Viewing & Further Information

Strictly by appointment through:

Messrs Graham + Sibbald:  
233 St Vincent Street  
Glasgow  
G2 5QY

Tel No. 0141-332-1194.

### To arrange a viewing contact:



**Terry McFarlane**

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### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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