



## Ground & Basement Retail Premises

13 Mugdock Road, Milngavie G62 8PD

### Location

Milngavie is an affluent residential suburb situated approximately 6 miles north west of Glasgow City Centre.

The premises are located on Mugdock Road and close to its junction with Douglas Street, and therefore next to arguably the best retailing pitch of the town centre.

Surrounding occupiers including Garvie & Co Bar/ Restaurant, Elba Artisan Gallery, The Scottish Gantry, No. 1 Boutique, The Dress Shop, Bank of Scotland, Libellula Boutique and Subway.

There is pay & display car park on Mugdock Road. Milngavie Train Station is located within a short walk from the premises.

### Description

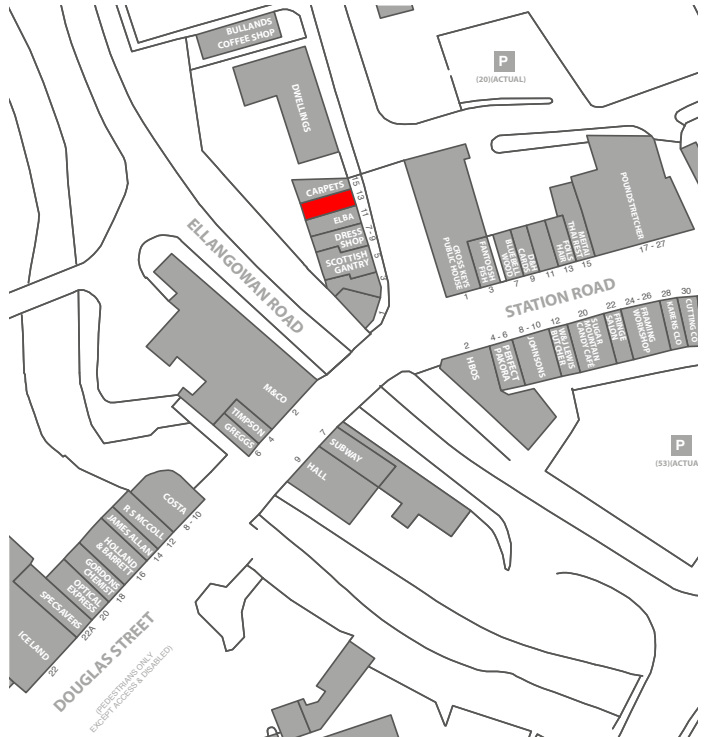
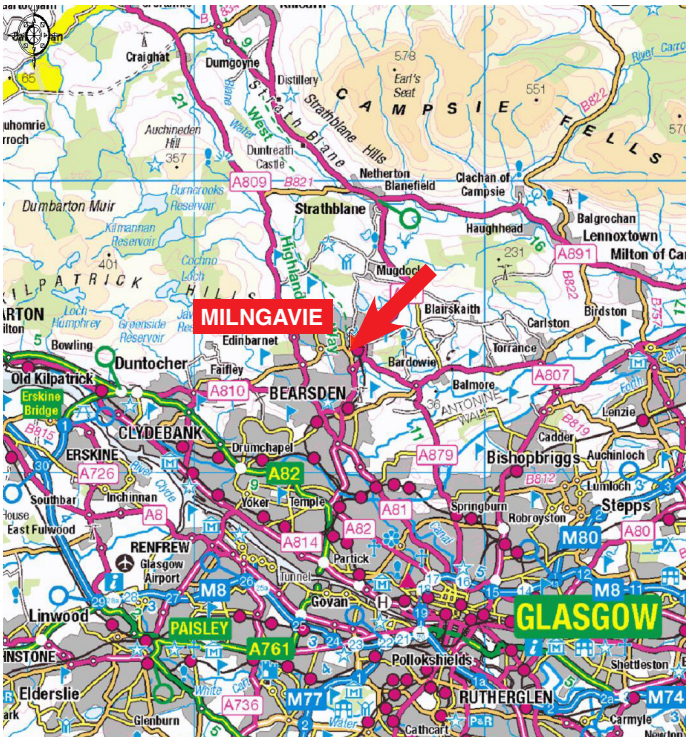
The subjects comprise a mid terraced shop unit within a two storey sandstone building and are arranged over ground and basement levels.

The premises benefit from a modern aluminium framed shopfront set behind security roller shutters. The shop is arranged over ground floor with front and rear retailing sections. Stairs to the basement provide two rooms and storage. There is a fire escape within the basement making the space useable. A shared toilet is located at basement level.

The floor throughout both floors is laminate. The walls are plaster and painted and lined with various shop fitting and shelving systems. The ceiling is largely plaster, the front section of the ground floor has a suspended ceiling, and lighting is from integrated LED fittings throughout.

### Floor Areas

Ground Floor:	382 sq ft (35.51 sq m)
Basement:	327 sq ft (30.41 sq m)
Total:	709 sq ft (65.92 sq m)



**Rent / Terms**

Offers over £12,500 pa. No VAT is payable.

The premises are offered on Full Repairing & Insuring terms for a period of 5 years, or longer.

**Business Rates**

RV: £9,100  
Payable: £4,532

The premises qualify for 100% Rates Relief under the Small Business Bonus Scheme. For further information, please contact the Director of Finance at East Dunbartonshire Council.

**Common Charges**

The tenant shall pay a share of the cost of the upkeep of the common parts for the tenement, together with a share of the buildings insurance premium.

**Energy Performance Certificate**

A copy of the EPC will be provided upon application.

**Legal Costs**

Each party will be responsible for their own legal costs and outlays including VAT incurred.

**VAT**

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

**Date of Entry**

By arrangement.

**Anti Money Laundering Regulations**

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

**Viewing**

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