



**RATES RELIEF  
/ NO VAT PAYABLE**

## Highly Cost Effective Office Suite

Suite 4, 1/11 Douglas Street, Milngavie G62 6PA

### Location

Milngavie is an affluent residential suburb situated approximately 6 miles north west of Glasgow City Centre. The premises are located on Douglas Street close to occupiers including M&Co., Greggs, Costa, Bank of Scotland, Holland & Barratt and Marks & Spencer amongst others. There is car parking immediately to the rear of the subjects. Milngavie Train Station is located within a short walk from the subjects.

### Description

The accommodation comprises two rooms that are interlinked and are well presented with dedicated tea prep facilities and access to communal toilet facilities. There is a basement providing good storage opportunities.

### Accommodation

Office Suite	265 sq ft	(24.50 sq m)
Basement	275 sq ft	(25.50 sq m)
<b>Total</b>	<b>540 sq ft</b>	<b>(50 sq m)</b>

### Rent / Terms

£400 pm on a rent and service charge inclusive basis. No VAT is payable on the rent.

Occupancy is by way of a licence agreement for a minimum period of 12 months.

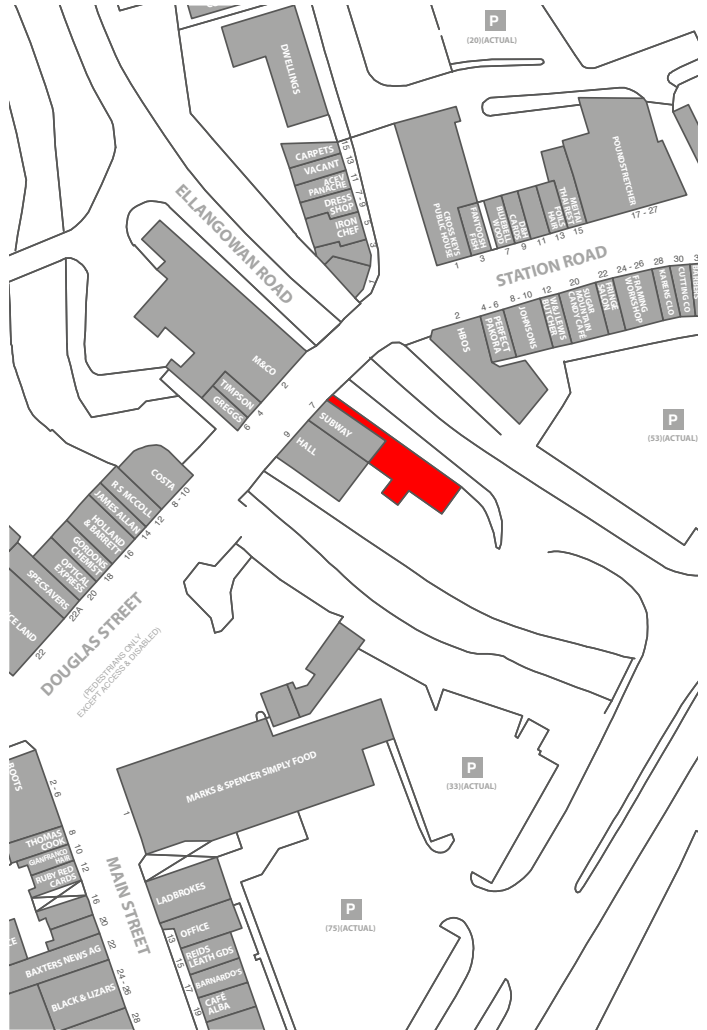
### Business Rates

RV:	£2,350
Payable:	c. £1,150
Payable after relief:	£0.00

Where the Rateable Value of a property is £12,000, it may be eligible for the Small Business Bonus Scheme. This means it would be eligible for 100% relief until 31 March 2015. Details for this allowance can be obtained from the Director of Finance at East Dunbartonshire Council.

### Service Charge

The tenant will be responsible for an equitable share of common services to the building which is included in the all inclusive charge.



**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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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. September 2024.

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