



**NO VAT PAYABLE /  
100% RATES RELIEF**



## Retail / Office / Salon Premises

29 Stewart Street, Milngavie, G62 6BW

### Location

The shop is located on the south side of Stewart Street close to the junctions with Main Street within Milngavie Town Centre. Milngavie is an affluent residential suburb situated approximately 6 miles north west of Glasgow City Centre.

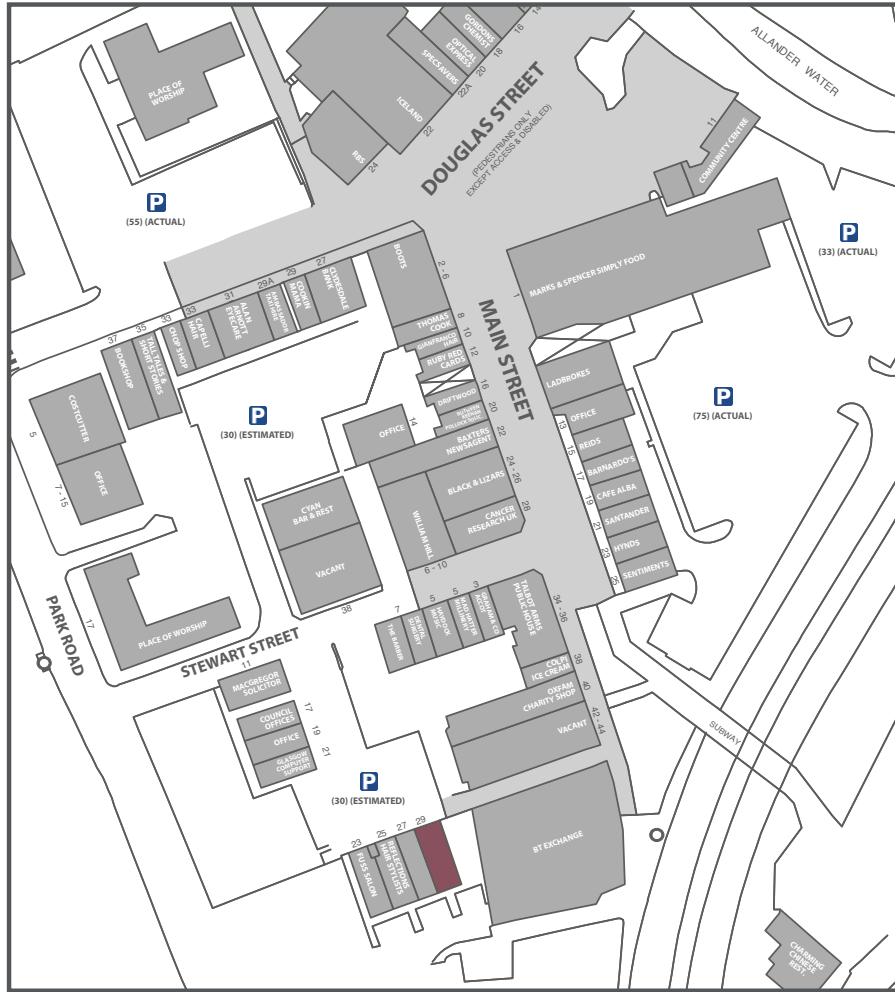
Surrounding occupiers include Reflections Hair Stylists, Fuss Beauty Salon, Fullbacks Pizza Bar, Ego Hairdressing, Copper & Cole and Boundary Plumbing & Heating, Black & Lizars, M&S and Boots. There is a car park directly in front of the premises and ample parking closeby within the town centre. Milngavie Train Station is within a short walking distance of the subjects.

### Description

The subjects comprise a ground floor shop unit within a 3/4 storey property. The shopfront is secured by an electric roller shutter. The premises benefit from good retail frontage and are arranged to provide a reception area to the front with two treatment rooms, a store and a tea prep and toilet to the rear. The sub division works are easily removed to create an open plan format.

### Accommodation

Frontage:	4.87m	(16ft)
Depth:	11.50m	(37ft 8")
Net Internal Area:	51.39 sq m	(553 sq ft)



## Rent

Offers are invited of £12,000 per annum. VAT is not payable.

## Lease

The unit is offered for lease on standard full repairing and insuring terms for a negotiable period.

## Rateable Value

RV: £9,700  
Payable: £4,753

The premises qualify for 100% Rates Relief under the Small Business Bonus Scheme. Details can be obtained from the Director of Finance at East Dunbartonshire Council.

## Common Charges

The tenant is responsible for a share of the common charges for the large building within which it forms part, together with the Milngavie BID payment.

## Energy Performance Certificate

A copy of the EPC will be provided upon application.

## 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. August 2024.