

TO LET WORKSHOP/SHOWROOM

21 ST MUNGO STREET
 UNIT 4
 BISHOPBRIGGS
 GLASGOW
 G64

LOCATION

The subjects form part of an industrial and commercial complex of buildings, access to which is gained off the south west most extremity of St Mungo Street which in turn intersects with Crowhill Road.

The property lies approximately 4 miles north west of Glasgow city centre to which there are good road connections via the A803, off junction 15 of the M8.

The property is situated within the boundary of East Dunbartonshire Council.

DESCRIPTION

The property consists of a mid terrace lock up workshop with showroom section.

Flooring is of concrete with brick and block infill concrete walling.

Opposite the premises there is a large common yard and circulation area which provides good parking and loading/unloading facilities.

FLOOR AREA

We calculate that the gross internal floor area extends to 910 sq ft (84.57 sq m) or thereby.

RENT

£8,000 per annum exclusive of rates.

LEASE

A new lease on internal repairing and insuring terms is available for a negotiable period but incorporating regular rent reviews.

RATING

The subjects are entered in the current Valuation Roll for rating purposes as:-

NAV/RV £3,700

An incoming tenant may be eligible for small business rates relief.

LEGAL FEES

The incoming tenant will be responsible for our Client's reasonable legal fees together with stamp duty land tax, registration dues and VAT thereon.

VIEWING/FURTHER INFORMATION

Strictly by prior appointment with the sole letting agents Freeman Macleod on 0141-353-3502.

info@freemanmacleod.com

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 updated:

IMPORTANT NOTICE

Freeman Macleod for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (1) While all particulars have been carefully prepared their accuracy is not warranted. Details may change after these particulars have been prepared due to circumstances outwith our control.
- (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants shall not rely on

them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(3) No person in the employment of Freeman Macleod has any authority to make or give any representation or warranty whatever in relation to this property.

(4) All prices, premiums and rents quoted are exclusive of VAT.

(5) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of exchange of correspondence with our Clients' solicitors.

FREEMAN MACLEOD LTD 40 New City Road | Glasgow | G4 9JT
Tel: 0141 353 3502 | Fax: 0141 353 3063 | info@freemanmacleod.com | www.freemanmacleod.com
Registered in Scotland No: 154594 | Registered Office: 38-40 New City Road, Glasgow G4 9JT | VAT No: 652421166