

Property Details

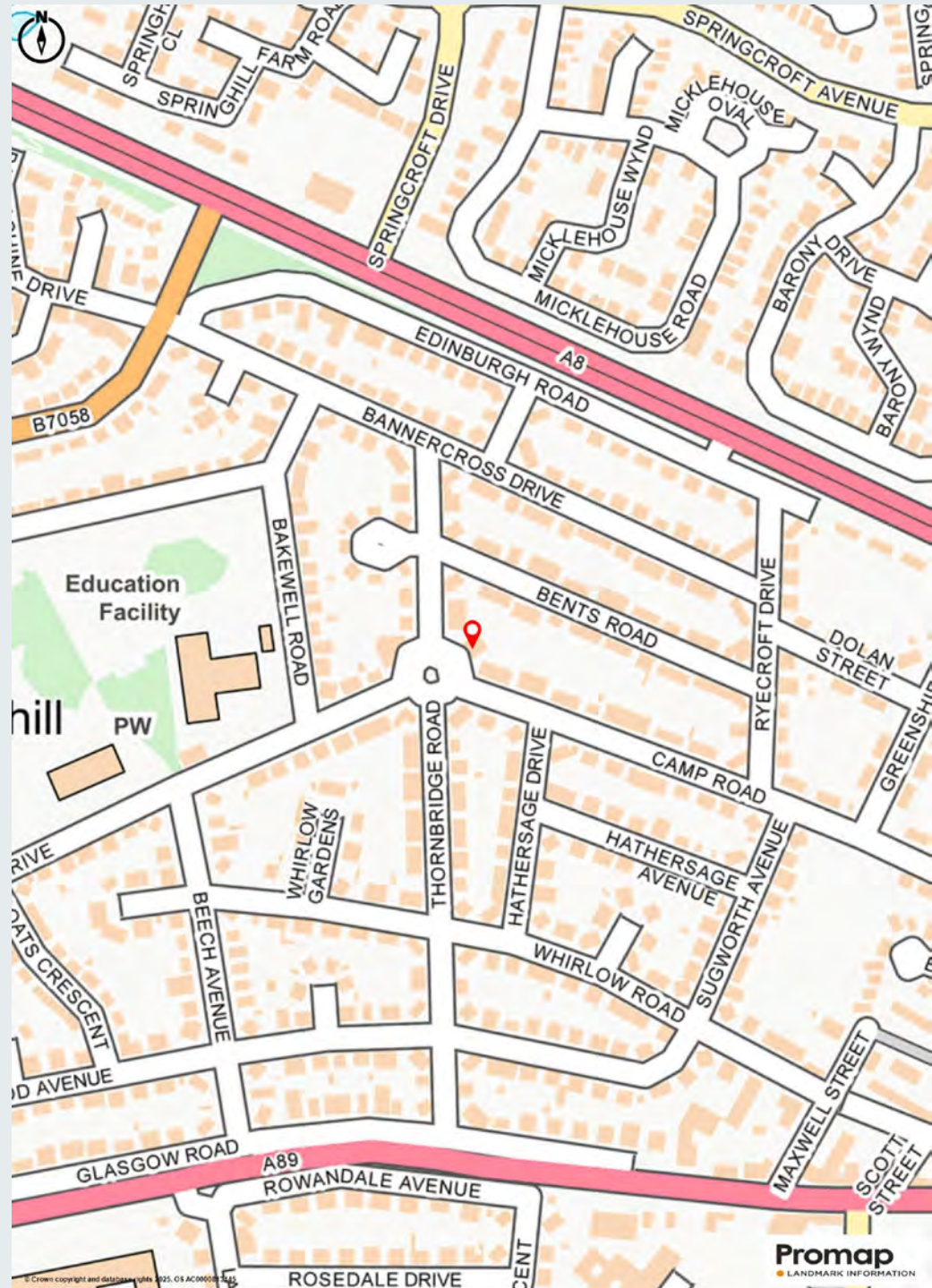
- Well-presented retail unit.
- Located within long established residential area.
- Current passing rent £3,200 pax.
- Let until 14 May 2025.
- Offers Over £45,000 are invited.

LOCATION

Thornbridge Road is located within a well-established residential area within a local retailing parade, at its interchange with Maxwell Drive and Camp Road.

The property location within an ex-local authority estate is ideally situated to serve the surrounding local area. Nearby occupiers include U-Save, The Upper Crust, and Aura Dentistry & Facial Aesthetics.

Baillieston is a busy suburb 7 miles east of Glasgow City Centre and to the west of a major interchange of the M8, M74 and M73 motorways and the A8 trunk road, with the suburb having a population in the region of 25,000 persons.



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DESCRIPTION

58 Thornbridge Road comprises a single storey semi-detached retail premises, of brick construction, with a rendered finish and surmounted by a pitched and tiled roof.

The retail unit benefit from a large display window, protected by removable grates and timber/glazed entrance door. Additional access is also afforded by a timber door to the side elevation.

Internally, the subjects provide an open-plan ground floor salon/retail area, with tea prep, staff accommodation, storage and toilet facilities located to the rear.

Indicative floor plans is provided.

ACCOMMODATION

According to our calculations the subjects have a total net internal area of approximately 51.09 sq.m (550sq.ft)

LEASE TERMS

The subjects are let to Miss Marie Fallon and is currently leased under Tacit Relocation, on a full repairing and insuring terms for an initial term of 6 years from the 15 May 1989 and extended for a further 6 years in 1995. The current passing rental is £3,200 per annum .

SALE TERMS

Offers Over £45,0000 are invited.

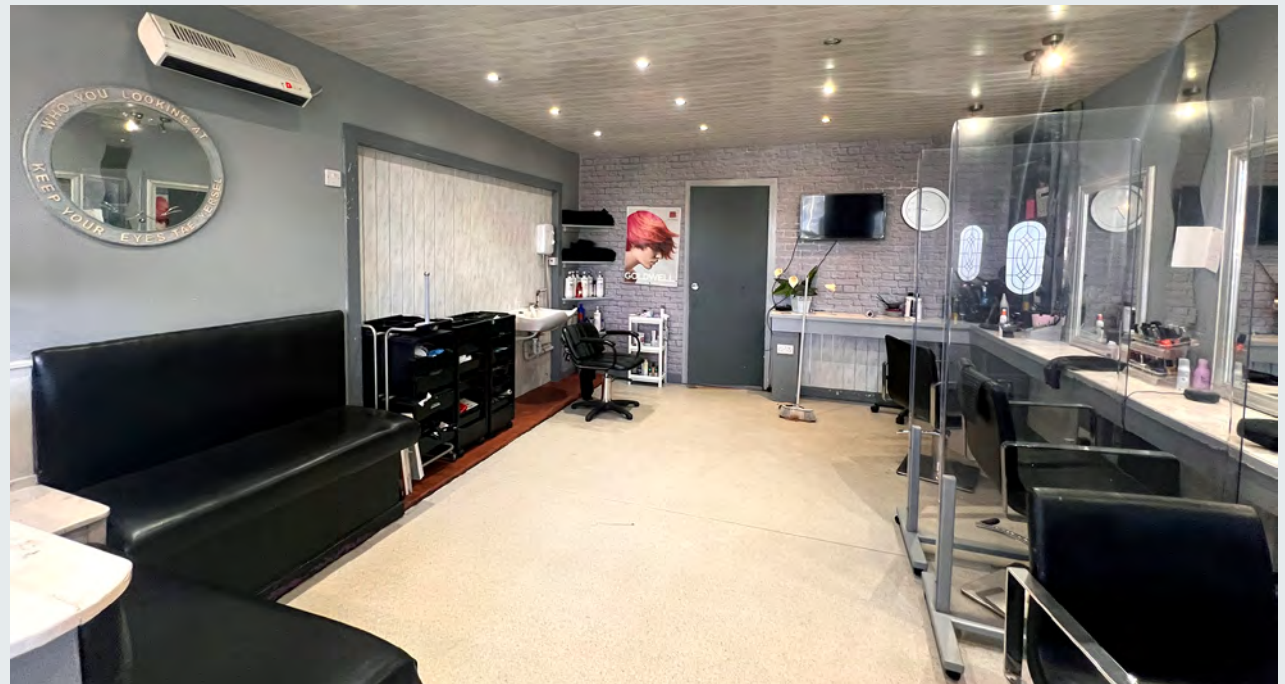
NON DOMESTIC RATES

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £ £4,700.

The unit should benefit from 100% rates relief under the Small Business Bonus Scheme, subject to applicant status.

PROPOSAL

Any proposals to purchase should be sent directly to the sole selling agents.



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LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

All prices quoted are exclusive of VAT which may be chargeable.

ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

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