

TO LET

FOOD TAKEAWAY UNIT

**UNIT 6
51 – 63 MAIN STREET
BAILLIESTON
G69 6SL**

Location

Baillieston lies 7 miles east of Glasgow City Centre to the north of the River Clyde. The unit occupies a prominent position within a parade of retail units where nearby occupiers include Mortgage Information Bureau, Head to Toe Beauty, Greggs, Chapman's Butchers and VPZ.

Description

The property comprises a ground floor retail unit within a single storey retail parade.

Areas and Dimensions

From our measured inspection, we would confirm that the property extends to the following areas and dimensions:-

Gross Frontage:	18' 2"	(5.53 m)
Net Frontage:	14' 9"	(4.5 m)
Internal Area:	725 sqft	(67.35 m ²)

Lease Terms

The property is available on a new lease for a period to be agreed incorporating regular upward only rent reviews.

Rent

Rental offers in the region of £20,750 per annum exclusive are sought.



Rateable Value

The property is entered in the Valuation Roll as follows:-

Rateable Value (26/27) - £13,500

Under the Small Bonus Scheme, qualifying occupiers may benefit from an element of relief. Individual parties should make their own enquiries.

Planning

The property has traded as a hot food takeaway for a number of years and we understand enjoys all the relevant consents. Interested parties should make their own enquiries.

Energy Performance Certificate

A copy of the EPC is available upon request.

Money Laundering Regulations

To comply with Money Laundering Regulations, we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

Viewing/Further Information

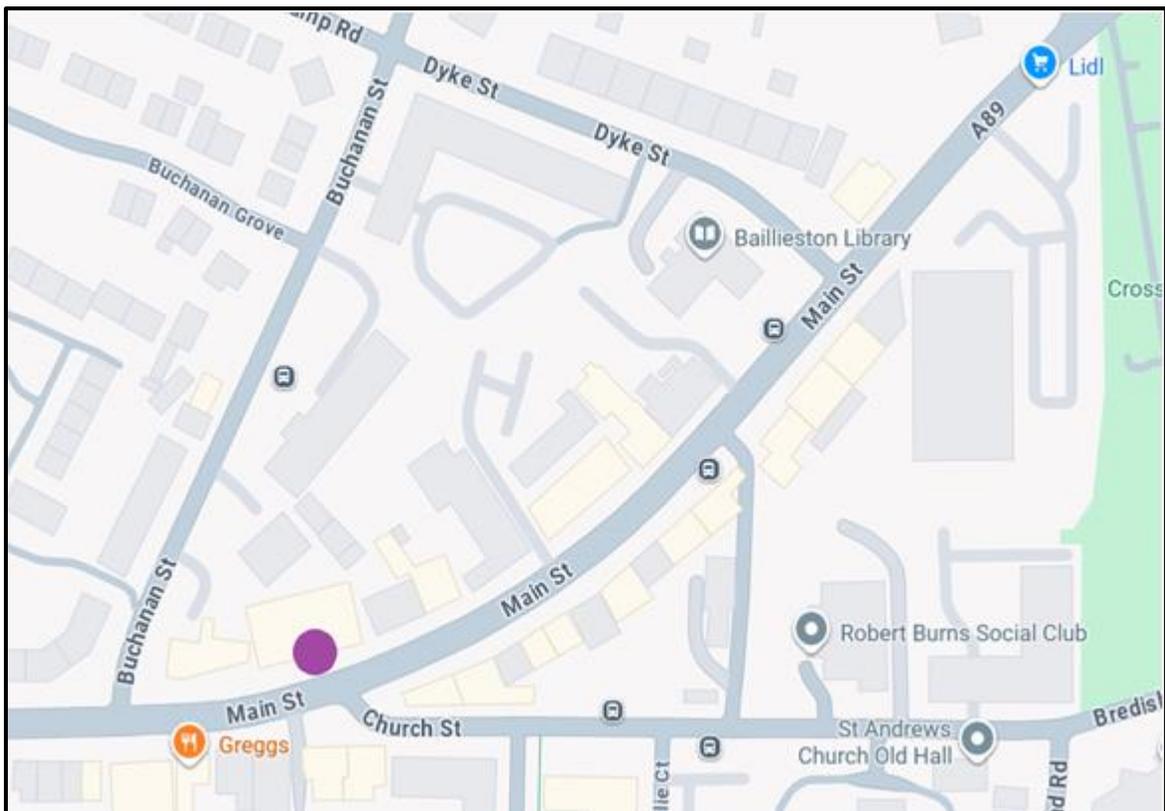
Appointments for viewers to be arranged through the sole agents:-

Whitelaw Baikie Figes

Tel: 0141 221 6161

Contact: Gavin Anderson
Email: gavin@wbf.co.uk

Location Plan



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The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract
- ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so
- iii) no person in the employment of Whitelaw Baikie Figes has any authority to give any representation or warranty whatsoever in relation to this property
- iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate
- v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.