

TO LET ROADSIDE RETAIL DEVELOPMENT

- Class 1, 2 & 3 Consent
- On-site car parking
- Highly populated residential area
- Handover - early 2020

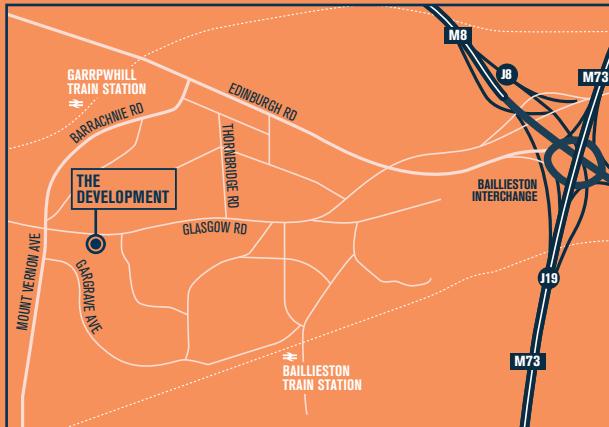
GLASGOW ROAD BAILLIESTON G69 6TA



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LOCATION

The site occupies a prominent position within Glasgow Road, one of the main arterial routes to and from Baillieston. Existing retailers on the site include Farmfoods, Barnardo's, Beechwood Vets and a Hot Food Takeaway.



DESCRIPTION

The development will comprise 4 single storey retail units offering the following accommodation:

UNIT	SQ FT	SQ M
Unit 1	1,500	139.35
Unit 2	1,000	92.90
Unit 3	1,000	92.90
Unit 4	1,500	136.35

PLANNING

Our clients are in the process of securing planning consent for Class 1, Class 2 and Class 3 (Hot Food) use.



LEASE TERMS

Our clients are seeking to lease the properties on a full repairing and insuring basis for a period to be agreed incorporating regular upward only rent reviews.

RENT

Offers in the region of £20.00 per sq ft are being invited on an overall basis.

RATEABLE VALUE

The opportunity has yet to be assessed for rates.

TIMING

Handover is anticipated 2020.

MONEY LAUNDERING REGULATIONS

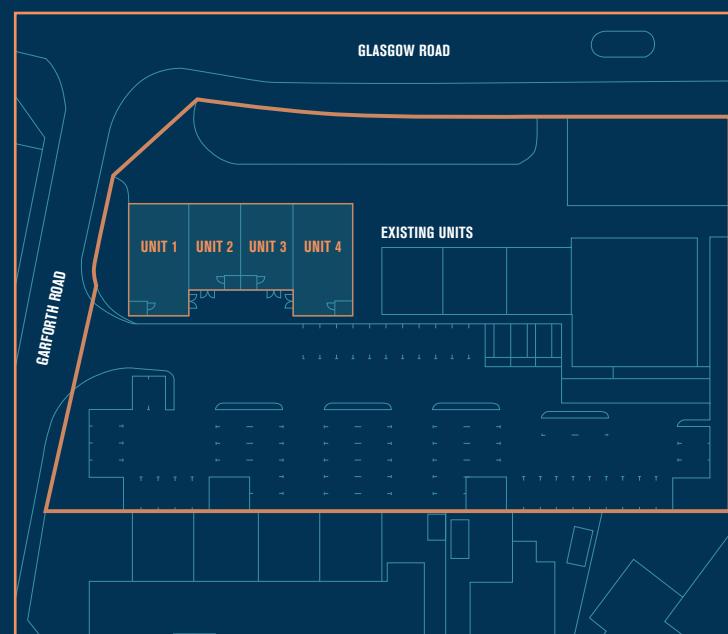
To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers / tenants which will at a minimum include proof of identity / address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

VIEWING & FURTHER INFORMATION

Strictly through the sole agents:

wbf.
whitelaw baikie figes
0141 221 6161
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