

# 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



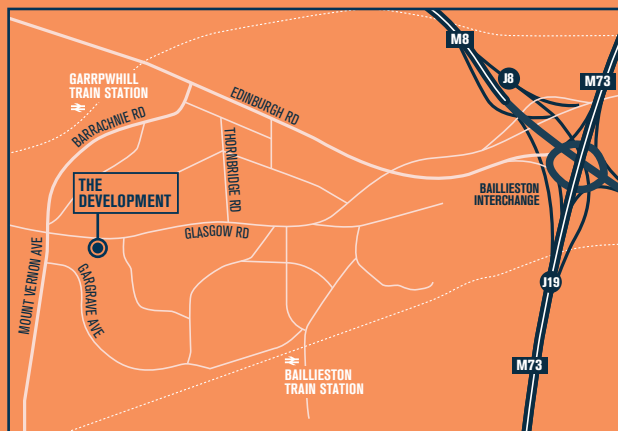
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0141 221 6161  
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# GLASGOW ROAD BAILLIESTON G69 6TA

## 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

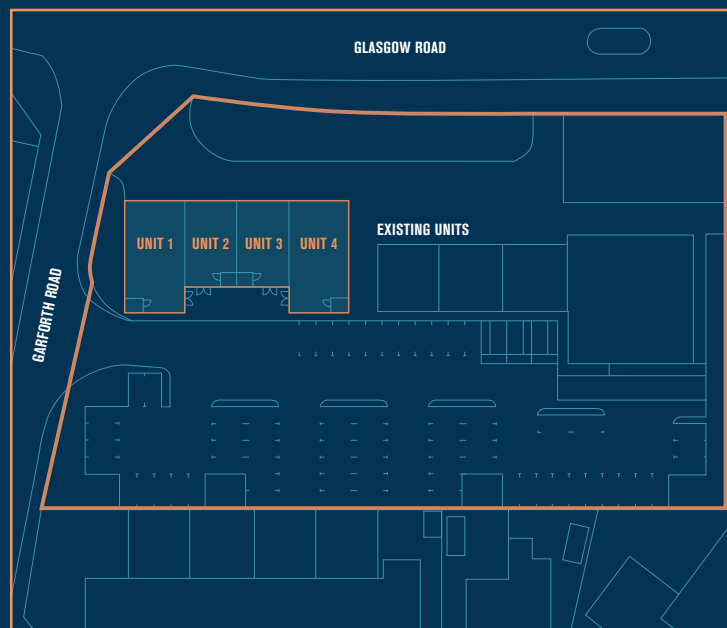
Offers in the region of £20.00 per sq ft are being invited on an overall basis.

## 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  
[www.wbf.co.uk](http://www.wbf.co.uk)

Gavin Anderson  
[gavin@wbf.co.uk](mailto:gavin@wbf.co.uk)  
0141 221 6161

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