

NITHSDALE CRESCENT BEARSDEN



GERALDEVE

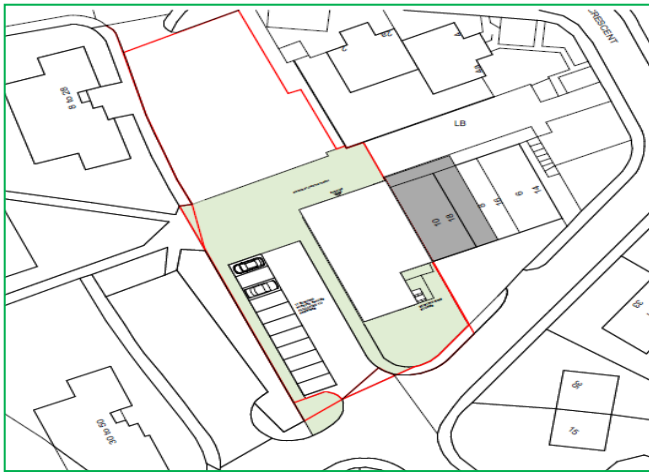
**TO LET / MAY SELL
LARGE FORMER PUBLIC HOUSE**

380.91 sq m (4,100 sq ft)

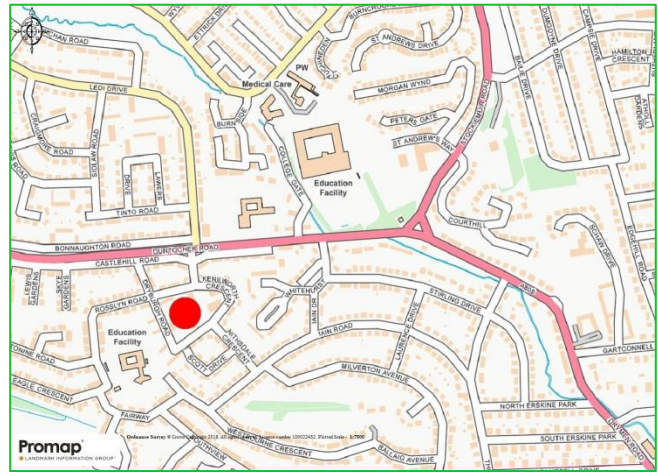


**Nithsdale Crescent
Bearsden
GLASGOW
G61 4DG**

- rare opportunity to lease licensed premises within the desirable Bearsden area of Glasgow
- located within a popular residential area just off the A810 next to Castlehill Primary, St Andrews Primary and Bearsden Academy
- benefits from dedicated car park to side of the property
- may be suitable for alternative uses including restaurant & takeaway, nursery, dentist, gym (subject to planning)



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Location

Bearsden is a desirable and popular commuter suburb located approximately 5 miles north of Glasgow City Centre.

More specifically the subject property is located on the north-western fringes of Bearsden on Nithsdale Crescent, just off the A810 Duntocher Road in a popular residential area next to Castlehill Primary and a short distance from St Andrew's Primary and Bearsden Academy. The A810 connects with the A809 Drymen Road just a short distance to the east which is a main arterial route carrying traffic in and out of Bearsden to the south.

Description

The subjects comprise a large former public house of concrete frame construction arranged over ground and first floor.

Internally both floors provide open-plan floorplates with a single staircase to the front and rear providing access to the first floor. WC facilities are found on both floors whilst the kitchen is currently located on the first floor.

The subjects benefit from mains connections to gas, electricity and water.

A dedicated car park is found to the side of the property.

Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate the following gross internal floor areas;

Ground floor	185.81 sq m	2,000 sq ft
First floor	195.10 sq m	2,100 sq ft
Total:	380.91 sq m	4,100 sq ft

Asking Terms

The subjects are available on FRI terms at a rental of £32,000 per annum. Alternatively our client may consider disposing of their heritable interest for which offers are invited.

Licensing

The subjects benefit from a premises license.

Planning

The subjects currently benefit from "Sui Generis" planning Public House use, however, may however be suitable for alternative uses subject to planning including restaurant & takeaway, dentist, gym, nursery. All planning queries should be directed to East Dunbartonshire Council on 0300 123 4510.

EPC - Available on request.

VAT – The rent is subject to VAT.

Rateable Value

The subjects require to be re-assessed upon occupation.

Viewing & Further Information

Via the sole agents Gerald Eve LLP

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Conditions under which these particulars are issued

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