

TO LET / MAY SELL
RETAIL UNIT WITH HOT-FOOD CONSENT
78.04 sq m (840 sq ft)

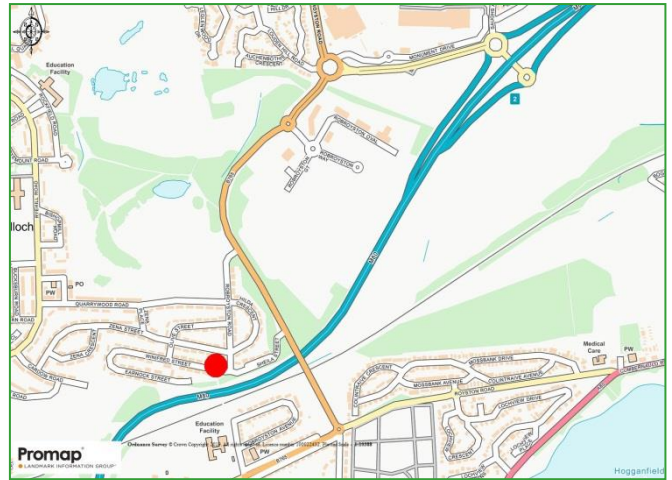


121 Rorbroyston Road
Glasgow
G33 1HT

- end-terraced retail unit with hot-food consent
- located within the Robroyston area of Glasgow that continues to benefit from significant inward investment with works now underway on a new railway station and 1,600 new homes just north of the subjects
- eligible for 100% rates relief available under the Small Business Bonus Scheme
- no VAT on rent / purchase price



© Crown Copyright 2011. Licence no 100020449. Not to scale



© Crown Copyright 2011. Licence no 100020449. Not to scale

Location

The subjects are located within the Robroyston area of Glasgow just 4.5 miles north-east of Glasgow City Centre. More specifically the subject property is situated on east side of Robroyston Road just by its junction with Zena Street in a largely residential area.

Robroyston continues to benefit from significant inward investment with works now underway on a new railway station that will provide services to both Glasgow & Edinburgh. 1,600 new homes are also being built around the station that will further increase the already large catchment population.

Excellent motorway access is provided via Junction 2 of the M80 just 1 mile north of the subjects by the Robroyston Retail Park.

Description

The subjects comprise an end-terraced hot-food takeaway unit forming part of a larger neighbourhood parade.

Externally the subjects benefit from a single shop-front with an adjacent pedestrian access door that are both protected by electrically operated steel roller shutters. Internally the subjects provide a front customer space and rear kitchen along with a staff WC.

Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate a net internal area of;

78.04 sq m (840 sq ft)

Asking Terms

The subjects are available by way of a new full repairing and insuring lease at a rental of £8,000 per annum.

Alternatively our client may consider disposing of their feuhold interest for which offers are invited.

Planning

The subjects benefit from hot-food takeaway consent.

Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £3,600.

Subject to fulfilling the set criteria, some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

VAT – The subjects are not elected for VAT.

EPC – available on request.

Viewing & Further Information

Gregor Brown
gbrown@geraldeve.com
Tel. 0141 227 2375



Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Gerald Eve LLP, for themselves or for the Vendors/Lessors.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Vendors/Lessors do not make, give or imply, nor do Gerald Eve LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

The statement does not affect any potential liability under the Property Misdescriptions Act 1991. Particulars issued January 2019