

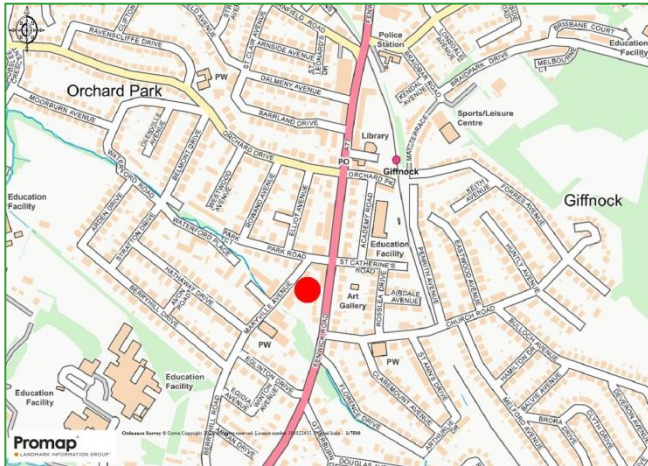
**TO LET**  
**RETAIL PREMISES**  
124.88 sq m (1,344 sq ft)



**204 Fenwick Road**  
**Giffnock**  
**Glasgow**  
**G46 6UE**

Mid-terraced retail premises situated on an attractive retail parade within the highly sought after and affluent suburb of Giffnock in Glasgow's Southside;

- **located on main arterial route with high volumes of passing traffic**
- **internally provides retail accommodation on ground and lower ground floors with storage space provided in the basement**
- **on-street parking provided**
- **available on FRI terms**
- **no VAT on rent**



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### Location

The subjects are located on the west side of Fenwick Road, a short distance south of its junction with Park Road & St Catherine's Road within the desirable and affluent commuter suburb of Giffnock approximately 4.5 miles south of Glasgow city centre.

Fenwick Road is a main arterial route connecting with the city centre to the north and Newton Mearns to the south.

Free on-street parking is provided to the front of the property together with the immediate surrounding streets. Excellent access to public transport links are provided with bus services operating on Fenwick Road itself whilst Giffnock Railway Station is located a 5 minute walk away to the north.

Neighbouring occupiers on the parade include Sainsbury's Local, Pan E Vino Italian Deli, Stevensons Schoolwear and Louise Shafar Jewellers.

### Description

The subjects comprise mid-terraced retail premises arranged over ground, lower ground and basement floors.

Externally the subjects benefit from a single shopfront with recessed pedestrian access door.

Internally the ground floor provides open-plan retail space with a partitioned room to the rear along with WC facilities and a staff kitchen.

An internal staircase provides access to the lower floors with the lower ground floor providing additional open-plan retail space whilst the basement provides ideal storage accommodation. Rear door access is provided, ideal for deliveries.

### Accommodation

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

	sq m	sq ft
Ground Floor	46.86	504
Lower Ground Floor	46.26	498
Basement	31.76	342
<b>Total</b>	<b>124.88</b>	<b>1,344</b>

### Asking Terms

The subjects are available on FRI terms at a rental of £20,000 per annum.

### Rateable Value

The subjects are entered in the Valuation Roll with the following Rateable Values;

Ground Floor;	£17,600
Lower Ground & Basement:	£2,700

**VAT** – no VAT is payable on the rent.

**EPC** – available upon request.

### Viewing & Further Information

By appointment through the sole agents Gerald Eve LLP;

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

Sadik Chowdhury  
schowdhury@geraldev.com  
Tel. 0141 227 2379

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