

RETAIL PREMISES TO LET

ON THE INSTRUCTIONS OF ASDA

Unit 3
80 Milngavie Road
Bearsden
Glasgow G61 2TX



LOCATION

The property is located within the Bearsden area, one of Glasgow's most affluent suburbs, approximately 6 miles north west of the city centre. Coupled with the neighbouring area of Milngavie, the property benefits from a catchment population of more than 40,000.

The subject premises sits within a purpose built retail pod adjacent to an extremely busy Asda Superstore accessed off the very busy Milngavie Road (A81) which is one of the busiest arterial routes in this part of the city. Adjacent occupier is **Barrhead Travel** with the Asda store also housing an **Asda Café**, **Asda Opticians** and **George Clothing**.

The property also benefits from a substantial free surface car park which has an Asda petrol filling station on site.

DESCRIPTION

The property forms part of a purpose built retail pod built over ground floor with direct access to the shared Asda car park.

The unit extends to the following area:

AREA	SQ FT	SQ M
Ground	745	69.2

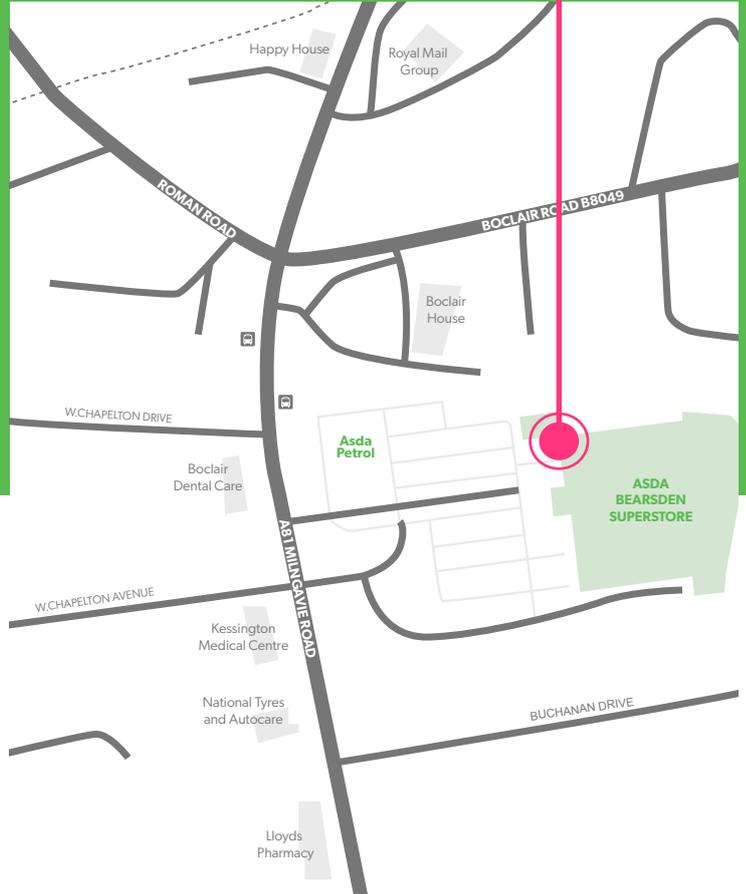


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0141 285 7945
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0141 248 5878
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TENURE

A long term lease is available.

RENTAL

£22,000 per annum.

RATEABLE VALUE

We are verbally informed by the Local Rating Authority that the rating assessment is as follows:

Rateable Value: £19,200

LEGAL EXPENSES

Each party will bear their own legal expenses incurred in connection with this transaction.

VAT

All prices are quoted exclusive of VAT.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the joint letting agents:

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