

FOR SALE - INVESTMENT

BUSINESS CENTRE INVESTMENT OPPORTUNITY

13 MAIN STREET, MILNGAVIE, GLASGOW, G62 6BJ



KEY HIGHLIGHTS

- 4,087 sq ft
- Modern business centre providing a variety of suite sizes from 185 - 2,034 SQ FT
- DDA compliant with lift access
- Total passing rent of £54,517 pa with 1 x vacant suite
- Milngavie is a popular and affluent commuter suburb located 8 miles north of Glasgow City Centre
- 52% of space is let Milngavie Orthodontics with 7 years unexpired with no breaks
- Benefits from 6 x car parking spaces within M&S Car Park
- Offers over £475,000 which reflects 11% NIY and upon letting of vacant suite will go up to 12% NIY

SUMMARY

| | |
|----------------|--|
| Available Size | 4,087 sq ft |
| Price | Offers in excess of £475,000 A purchase at this level reflects a NIY of 11% and will go up to 12% upon letting of vacant suite |
| Business Rates | Upon Enquiry |
| VAT | Applicable. The subjects are elected for VAT, however, we anticipate a sale to be by way of TOGC. |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon enquiry |

DESCRIPTION

Well-presented business centre arranged over 1st and 2nd floor level above a modern retail parade.

A secure door entry system from street level provides access to the building where there is a spacious reception and waiting area.

A single staircase and passenger lift provide access to the upper floors which has been subdivided into suites of various sizes ranging from 185 - 2,034 sq ft. There are attractive common areas complete with kitchen tea-prep and male and female WCs.

The subjects benefit from the right to use 6 x car parking spaces within adjacent M&S Car Park.

LOCATION

Milngavie is a popular and affluent commuter suburb situated just 8 miles north of Glasgow City Centre.

The subjects are situated within the heart of Milngavie Town Centre on the east side of Main Street opposite its junction with Stewart Street.

Milngavie Railway Station is a 5 minute walk west whilst regular bus services operate in the vicinity.

Nearby occupiers include M&S Simply Food, Colpi, Hays Travel, Boots and Black & Lizars.

TENANCY INFORMATION

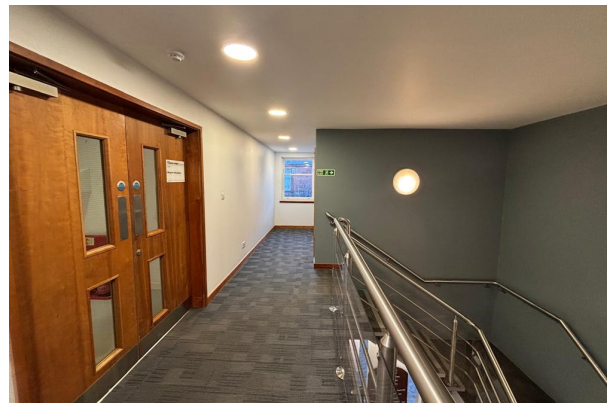
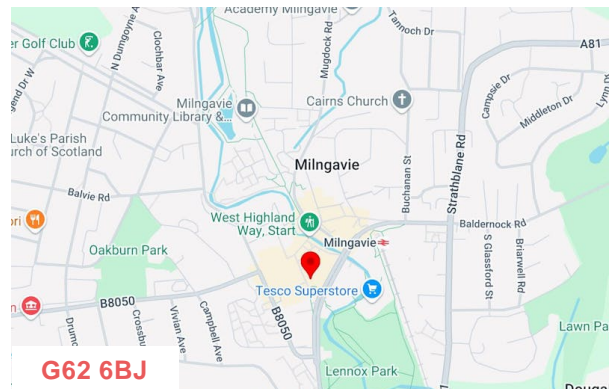
Let to 7 tenants with 52% of space is let Milngavie Orthodontics with 7 years unexpired with no breaks.

Only one vacant suite of 260 sq ft.

The offices are generally let on rolling license agreements on a year to year basis.

Total passing net rent of £54,517 per annum. This will increase to £59,717 per annum upon letting of vacant suite.

A copy of the tenancy schedule is available to seriously interested parties.



VIEWING & FURTHER INFORMATION

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