



TO LET

Retail Unit

1,003 sq.ft

(93.18 sq.m)

Unit 7, 325 Hallhill Road, Barlanark, G33 4RJ

- Prominent unit within fully let retail parade
- Directly adjacent to free customer parking
- Attractive terms available, subject to covenant
- Ground floor unit

LCP

0141 465 3395

www.lcpproperties.co.uk

Unit 7, 325 Hallhill Road, Barlanark, G33 4RJ

Areas (approx. NIA)	Sq.ft	Sq.m
Retail Area	1,003	93.18
Total	1,003	93.18

Description

A busy parade of local convenience shops with generous on-site (free) parking prominently located on Hallhill Road in the Barlanark area of Glasgow to the east of the city centre.

Rent

£25,000 per annum, exclusive.

Rates

Rateable value £14,500 for the year 2020/21. For further information please refer to the Local Charging Authority.

Services

The unit has electricity and water connected.

Service Charge & Insurance

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.



Energy Performance

Further information is available on request.

Planning

The premises benefits from a new E use class (commercial, business and service) including retail. Interested parties are advised to make their own enquiries of the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Location - G33 4RJ

Barlanark is located approximately 8 miles east of Glasgow city centre. Hallhill Road itself is accessed via Edinburgh Road (A8) and represents Barlanark's main thoroughfare.

The premises are located on Hallhill Road in close proximity to Barlanark Community Centre and Family Learning Centre, within a single storey, retail parade, benefitting from communal car parking to the front. Neighbouring occupiers include Scotmid, Lloyds Pharmacy, Ladbrokes, Greggs and Barlanark Dental Practice.



Viewing

Strictly via prior appointment with the appointed agent:

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