

**TO LET**

**RETAIL UNIT**

**NIA: 212.59 SQM (2,288 SQFT)**

**Prime Retail Unit Situated Within Attractive Parade**

**Suitable For A Variety Of Uses Subject To Planning**

**Suitable For Sub-division**

**Rental: OIRO: £35,000 p.a.**



**CLICK HERE FOR LOCATION!**



**83-85 MAIN STREET, THORNIEBANK, GLASGOW, G46 7RY**

**CONTACT:**

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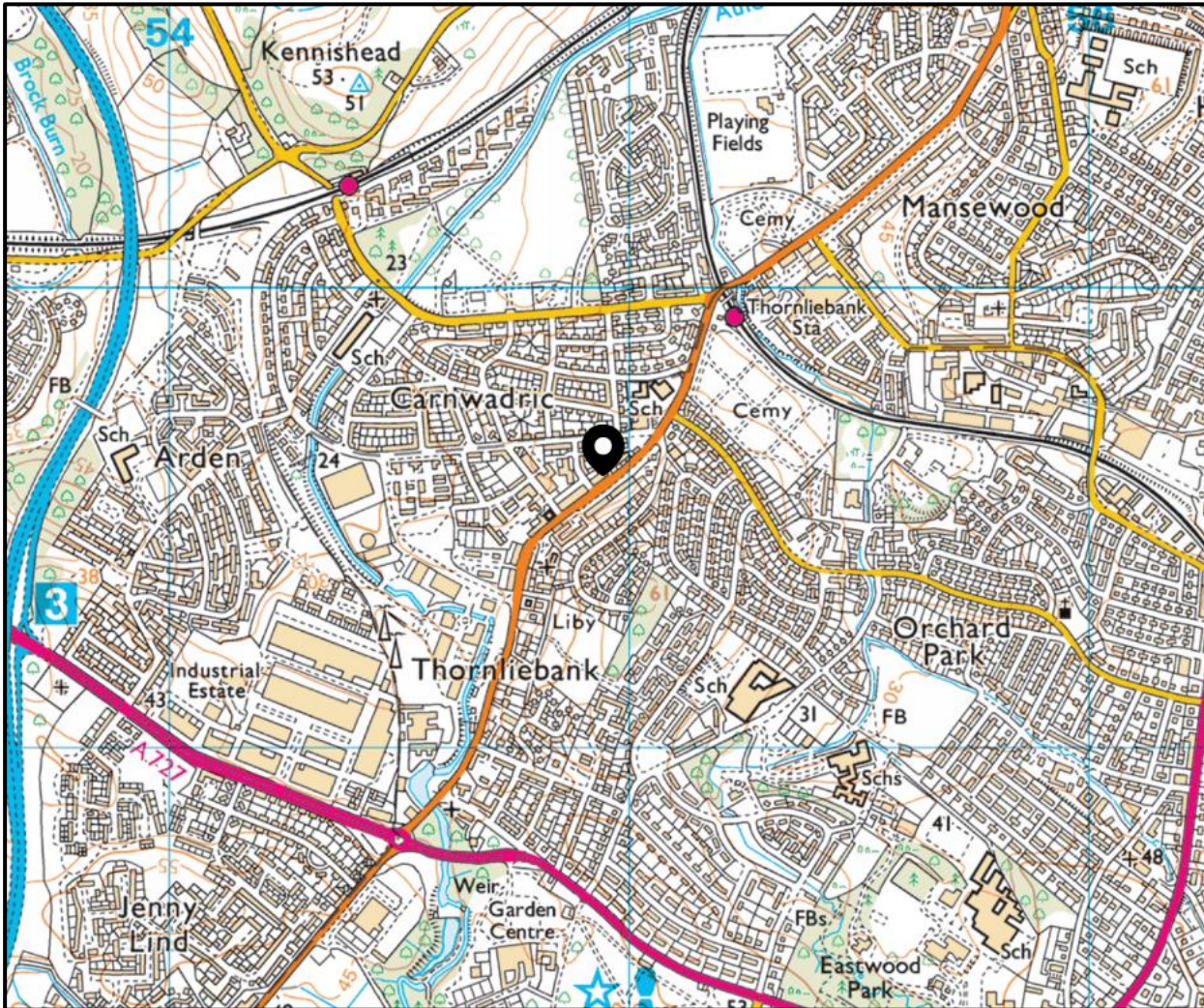
**| 0141 331 2807 – 07720 466 035  
| 0141 331 2807 – 07920 824 408**





# Location

83-85 MAIN STREET, THORNLIEBANK, GLASGOW, G46 7RY



Thornliebank is located 7.5 Miles south of Glasgow City Centre being set within the East Renfrewshire council district. More specifically, the subjects are located on the south side of Main Street within a busy retailing parade.

The surrounding area offers a mix of residential housing and commercial units, with national occupiers such as Subway, Greggs, McDonalds and Spar all being located nearby. A number of transport links are available nearby including Thornliebank train station located 0.3 miles from the subjects as well as a number of bus routes running through the Main Street to the city centre.

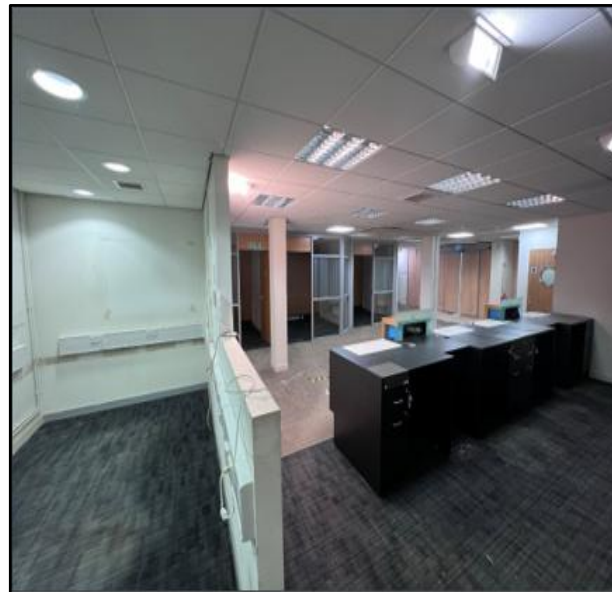
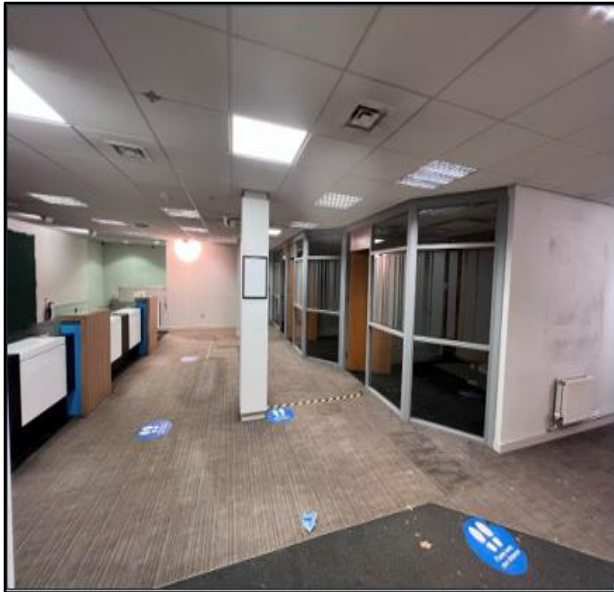


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# Description

83-85 MAIN STREET, THORNLIBANK, GLASGOW, G46 7RY



The subjects comprise of a ground and first floor former banking premises within a two-storey mixed use development. Externally, the subjects are presented with large double display windows as well as an electric sliding pedestrian access door, all being secured via steel roller shutters.

The premises were previously utilised as a bank and have been configured and fitted out accordingly. Internally, the subjects allow for an open plan sales area to the front with a number of partitioned offices populating the perimeter. The first floor provides W/C and staff break out areas. A fire exit door to the rear leads to a communal car park suitable for loading.

The subjects may lend themselves well to subdivision, with further details on this available upon request.

## ACCOMMODATION

	SQM	SQFT
Accommodation	212.59	2,288
<b>TOTAL</b>	<b>212.59</b>	<b>2,288</b>

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



## RENTAL

Our client is seeking rental offers in excess of £35,000 per annum.

## PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £23,000. The rate for 2026/27 is 48.1p to the pound.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

## VAT

The subjects are not elected for VAT.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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t: 0141 331 2807



## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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