



NO BUSINESS
RATES PAYABLE



1st Floor Office Suite

Room 4, Douglas House, 42 Main St, Milngavie G62 6BU

Location

Milngavie is an affluent residential suburb situated approximately 6 miles north west of Glasgow city centre. The premises are located on Main Street within the town centre. Surrounding occupiers include Milngavie Dental Care, Rennie McInnes, Colpi's, Oxfam, Cancer Research, Black + Lizars and M&S.

Main Street benefits from excellent footfall connecting the town centre with Tesco and beyond to Milngavie Train Station. In addition, there is ample car parking within the town.

Description

The subjects comprise a first floor office suite, most recently used as a salon, within a prominent multi occupied two storey stone building. The premises are accessed from the main

entrance door at Douglas House which provides entry to the common staircase to first floor level. Internally the subjects provide two good sized rooms suitable for Beauty salon and Office uses. Male and female toilets are located within the main corridor.

Floor Area

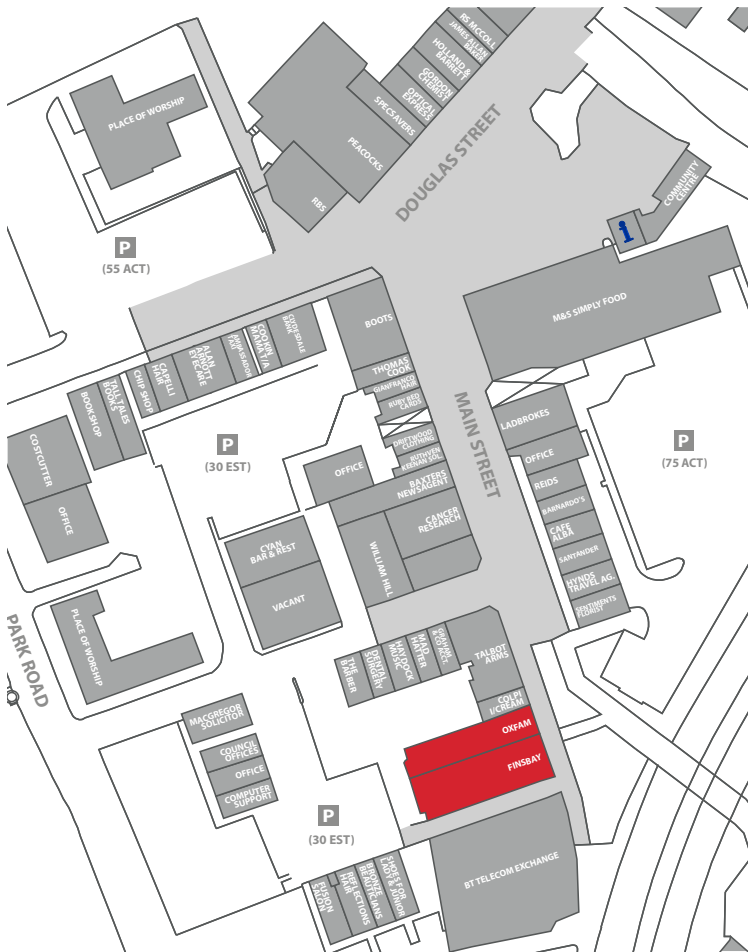
We calculate the premises to have the following net internal floor area:

Suite 4	473 sq ft (43.96 sq m)
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Rent / Terms

The leases shall be on FRI terms for a period to be agreed.

Suite 4	£550pm
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Business Rates

Suite 4: RV £3,900

The premises qualify for 100% rates relief under the Small Business Bonus Scheme. For further information contact the Director of Finance at East Dunbartonshire Council.

Service Charge

The tenant shall pay a share of the common charges for the building.

Energy Performance Certificate

Upon request.

Legal Costs

Each party will be responsible for their own legal fees and outlays including VAT.

VAT

VAT is not applicable.

Viewing

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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. March 2025.

For further information please call today 0141 556 1222