To Let



Office Suite / Studio

Suite 3, 1/11 Douglas Street, Milngavie G62 6PA

Location

Milngavie is an affluent residential suburb situated approximately 6 miles north west of Glasgow City Centre. The premises are located on Douglas Street close to occupiers including M&Co, Greggs, Costa, Bank of Scotland, Holland & Barratt and Marks & Spencer amongst others. There is car parking immediately to the rear of the subjects. Milngavie Train Station is located within a short walk from the subjects.

Description

The suite is located on the ground floor and comprises two rooms that are interlinked and benefit from excellent natural daylight. The premises have access to communal male & female toilet facilities..

Accommodation

Net Internal Floor Area: 274 sq ft (25.45 sq m)

Rent / Terms

£500 pm on a rent and service charge inclusive basis. No VAT is payable on the rent.

Occupancy is by way of a licence agreement for a minimum period of 12 months.

Business Rates

 RV:
 £5,000

 Payable:
 £2,490

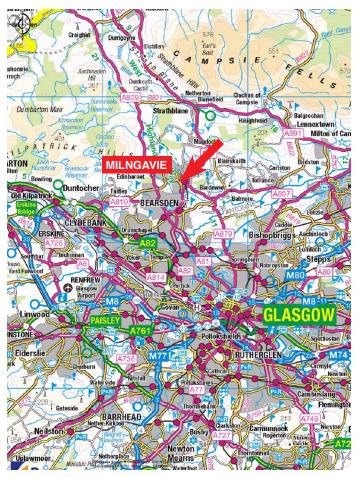
 Payable after relief:
 £0.00

Where the Rateable Value of a property is £12,000, it may be eligible for the Small Business Bonus Scheme. This means it would be eligible for 100% relief until 31 March 2026. Details for this allowance can be obtained from the Director of Finance at East Dunbartonshire Council.

Service Charge

The tenants share of the service services for the building is included in the all inclusive rent.





Energy Performance Certificate

A copy of the EPC will be provided upon application.

Legal Costs

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

VAT

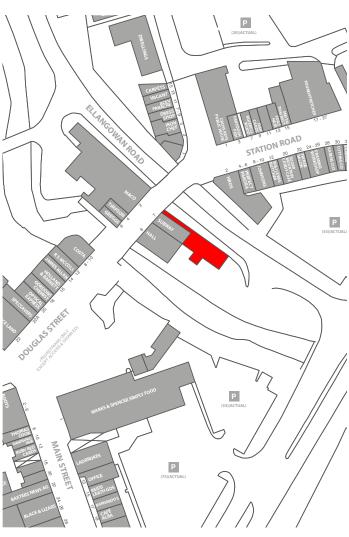
All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

Date of Entry

By arrangement.

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.



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. October 2025.

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