



## Retail Premises

13 Station Road, Milngavie G62 8PG

### Location

Milngavie is an affluent residential suburb situated approximately 6 miles north west of Glasgow City Centre.

The premises are located on north side of Station Road within the fully pedestrianised section of the village, and therefore next to arguably the best retailing pitch of the town centre.

Surrounding occupiers including Besotted, Jessie Biscuit, Anthony Rome Jewellers, R&G Financial Advisors, Garvie & Co Restaurant / Bar, Bank of Scotland, Libellula Boutique, Wutong Chinese Restaurant and the Original Factory Shop.

There is pay & display at Station Road car park and also closeby on Mugdock Road. Milngavie Train Station is located within a short walk from the premises.

### Description

The shop comprises the ground floor of a two storey mid terraced property. The roof is pitched and slate covered.

Internally, the shop comprises salon / retail space to the front with a back shop area where the wc is located. There is access to the rear service area.

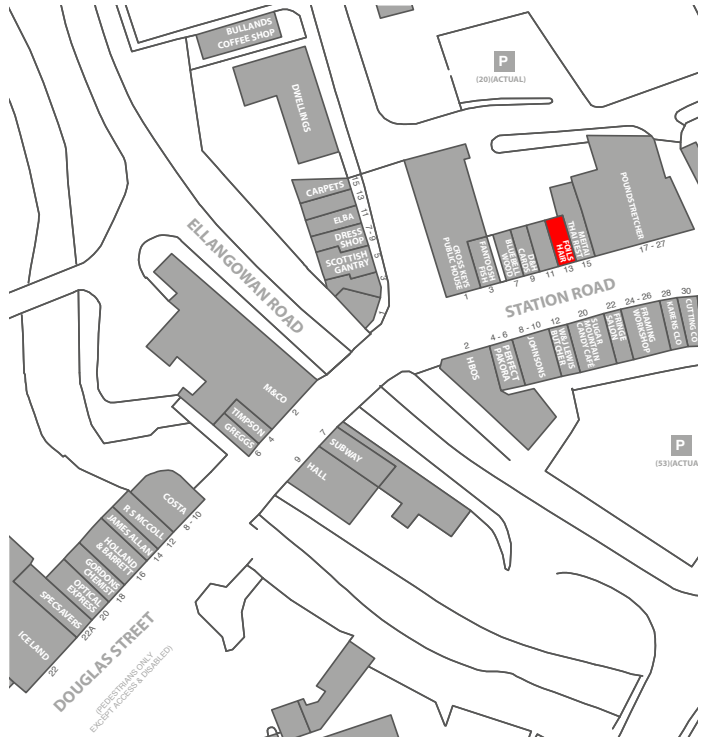
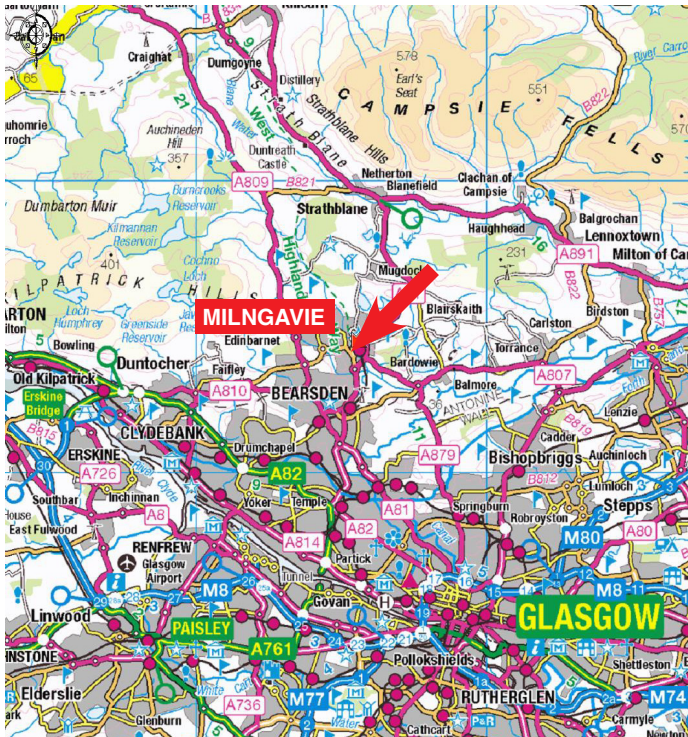
### Floor Areas

NIA: 478 sq ft (44.43 sq m)

### Rent / Terms

Offers over £15,000 per annum exclusive of VAT.

The lease is available on a lease of 5+ years on full repairing and insuring terms.



## Business Rates

|               |         |
|---------------|---------|
| RV:           | £12,800 |
| Payable:      | £6,374  |
| After Relief: | £1,275  |

The subjects qualify for an 80% discount in rates payable under the Small Business Bonus Scheme. For further information please contact the Director of Finance at East Dunbartonshire Council.

## Common Charges

The tenant shall pay a share of the cost of the upkeep of the common parts for the tenement, together with a share of the buildings insurance premium.

## 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

**Marc Erunlu**

[marc@lapsleymcmanus.com](mailto:marc@lapsleymcmanus.com)

**Emma Louise Erunlu**

[emma@lapsleymcmanus.com](mailto:emma@lapsleymcmanus.com)

**Lapsley McManus Property Consultants**

Clyde Offices, 48 West George Street, Glasgow G2 1BP

[info@lapsleymcmanus.com](mailto:info@lapsleymcmanus.com)

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