



Retail Premises (Class 1A)

18 Main Street, Milngavie G62 6BL

Location

The retail / office unit is located on the west side of Main Street, arguably the prime section of Milngavie's pedestrianised town centre.

Milngavie is an affluent residential suburb situated approximately 6 Miles north west of Glasgow City Centre. Surrounding occupiers include Black & Lizars, Marks & Spencer, Boots, Cancer Research UK, Hayes Travel, Driftwood, Ruby Red, Gianfranco hairdressing and Baxters Newsagents.

There are various public pay and display car parks within close proximity to the subjects. In addition, there are a number of other free car parks in the town centre. Milngavie Train Station is within a short walk from the subjects.

Description

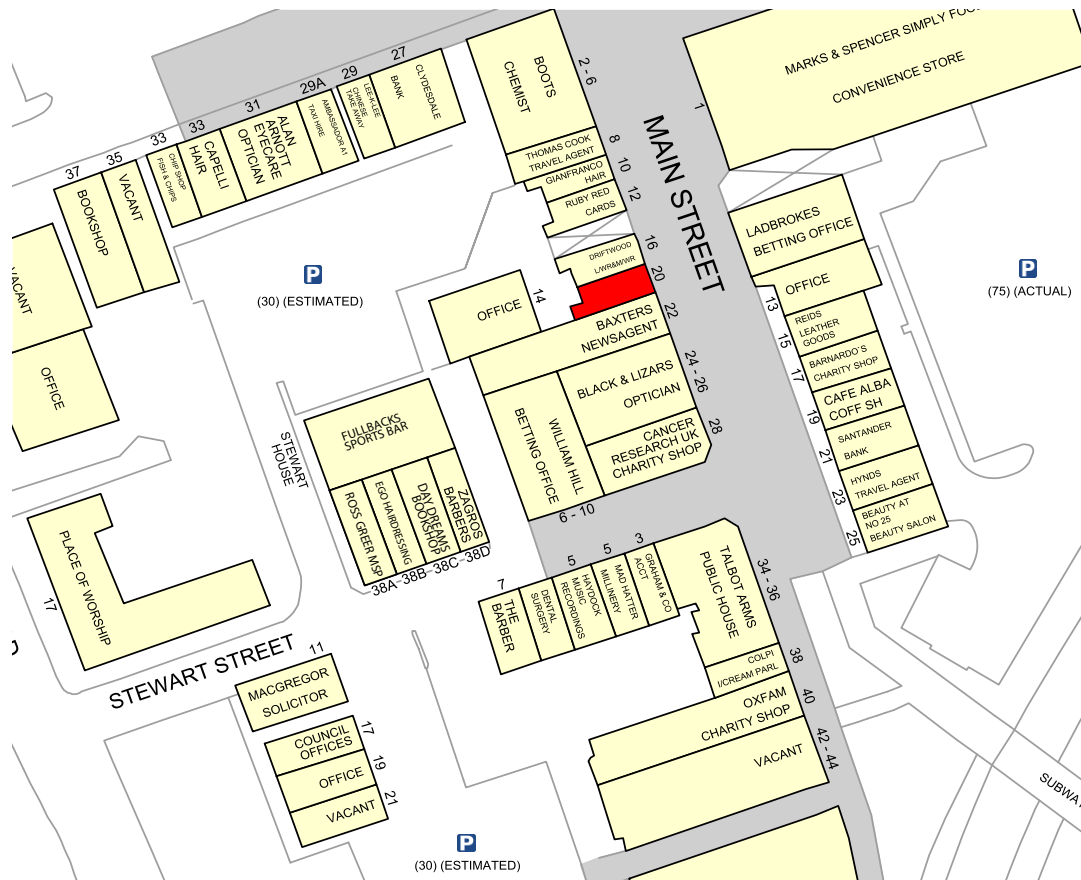
The subjects comprise a mid terraced ground floor shop within a 2 storey sandstone property.

The shop has superb extensive glazed frontage. Internally, the shop comprises a generous front retail section with a rear kitchen and toilet.

Finishes include a laminate floor finish, plastered and decorated walls and suspended ceilings with integrated fluorescent and LED light fittings. Heating is from wall mounted electric radiators.

Floor Area

Net Internal Area: 40.55 sq m (436 sq ft)



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Rent / Terms

£16,000 per annum exclusive of VAT.

The premises are available on a new Full Repairing & insuring lease for a term of 5+ years.

Business Rates

RV: £14,700
Payable: £7,320
After Relief: £4,941

The premises qualify for 32.50% rates relief under the small business bonus scheme. Please contact the Director of Finance at East Dunbartonshire Council.

VAT

All figures are quoted exclusive of VAT. Interested parties must satisfy themselves as to the incidence of VAT.

Energy Performance Certificate

A copy of the EPC can be provided on request.

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

For further information please call today 0141 556 1222