

DALKIN + CO

TO LET

RARELY AVAILABLE PROMINENT CORNER SITE WITH OUTSIDE SEATING AND WITH BENEFIT OF FULL CLASS 3 HOT FOOD CONSENT INC. TAKE AWAY

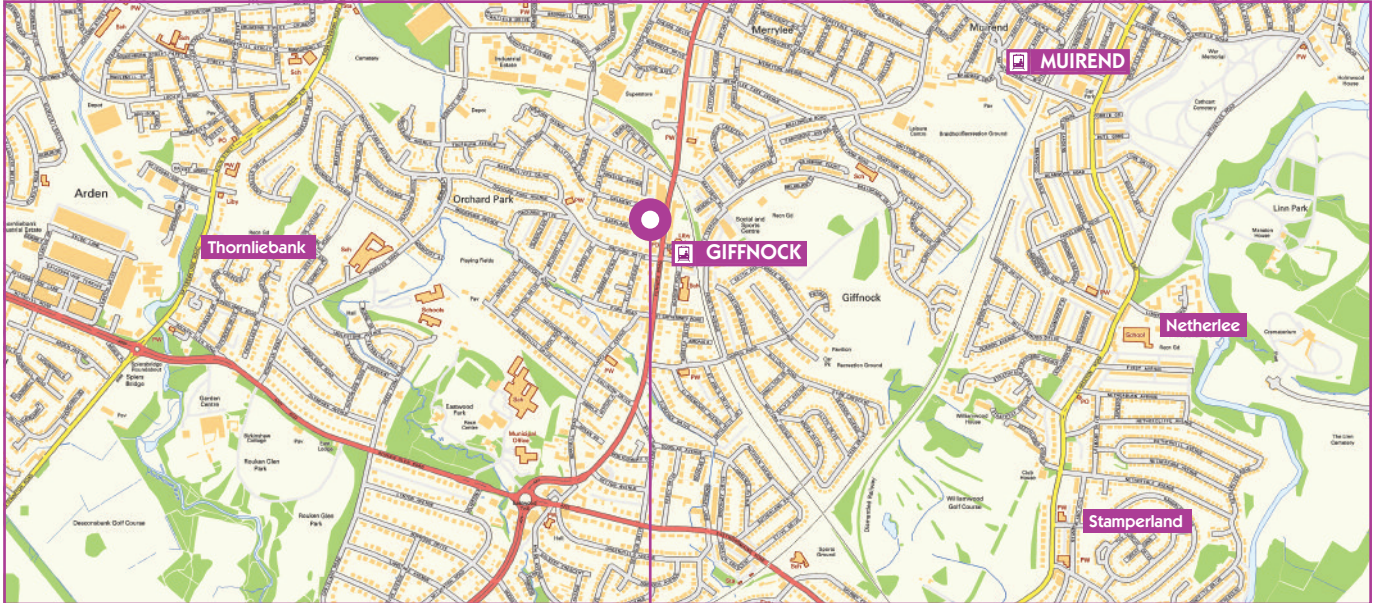
MAY ALSO BE SUITABLE FOR OTHER USES SUCH AS A BAKERY / ESTATE AGENTS / HAIR SALON / BAKERY / TEA ROOM / NAIL BAR / ICE CREAM PARLOUR



**136 FENWICK ROAD
GIFFNOCK, GLASGOW
G46 6XW**

126 West Regent Street, Glasgow, G2
colin@dalkinandco.com

0141 222 5790



Location

Giffnock is an affluent suburb located some 6 miles south of the City Centre.

The subjects occupy a very prominent position on the west side of Fenwick Road at its junction with Dalmeny Avenue in the heart of Giffnock.

Fenwick Road forms the main commercial thoroughfare and links Giffnock to Shawlands and the City Centre to the north and Newton Mearns/Whitecraigs and Ayrshire to the south.

The property was formerly occupied by Toni's Pizzeria who have relocated into the double unit next door.

The property benefits from free on street car parking to the front and car park immediately to the rear.

There are 2 very large secondary schools within walking distance - **WOODFARM HIGH SCHOOL** + **ST NINIANS HIGH SCHOOL** - whilst **GIFFNOCK PRIMARY SCHOOL** is also in the immediate vicinity.

LIDL is next door whilst **MORRISONS** and **SAINSBURYS** are closeby.

PURE GYM have recently opened a few yards from the property whilst **NUFFIELD HEALTH** + **GHA RUGBY CLUB** and **GIFFNOCK NORTH ATHLETIC SOCIAL CLUB** are all a short distance.

There are a number of bars , restaurants , coffee shops and take away units in Giffnock including **LUCKY Bs** ; **DOMINOS** ; **TONIS PIZZERIA** ; **CATCH** ; **GRAIN + GRIND** ; **PAN E VINO** ; **TURBAN TANDOORI**.

Accommodation

FRONTAGE	17'0	(5.2m) approx.
DEPTH	31'0	(9.5m) approx
GROUND FLOOR AREA	473 sqft	(44 sqm) approx

There is also an attic area accessed internally by stairs at the rear of the shop. The attic space is ideal area for storing food/ingedients/packaging.

Toilet facilities are provided within the unit.



Rateable Value

£24,500.

Rents

£30,000 per annum.

Lease

The subjects are offered on a new FRI lease for a minimum period of 5 years - a longer term is available but will include 5 yearly rent reviews.

Legal Costs

Each party will be responsible for their own legal costs.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

EPC

Available on request.

Entry

Immediate entry is available.





Viewing & Further Information

Strictly by prior arrangement.

Please contact the sole agent to arrange viewing the property.

Colin Dalkin - Dalkin + Co,
126 West Regent Street
Glasgow
G2
T: 0141 222 5790
M: 07766 203213
E: colin@dalkinandco.com
www.dalkinandco.com

DALKIN + CO
0141 222 5790
www.dalkinandco.com

Dalkin + Co give notice to anyone who may read these particulars as follows:

(i) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents, or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required.