



Hayburn
Consulting

TO LET

ATTRACTIVE SHOP UNIT
IN PRIME LOCATION

MILNGAVIE -
22 Main Street G62 6BL



- **PRIME RETAIL LOCATION**
- **AFFLUENT SUBURB**
- **SUITABLE FOR ALTERNATIVE USES, SUBJECT TO PLANNING**
- **ENTRY OCTOBER 2025**

0141 221 8242
www.hayburnlane.com



LOCATION

Milngavie is located approximately 6 miles north of Glasgow City Centre in one of the most affluent suburbs of the city.

The subjects are situated in a prime position on the town's main retail thoroughfare, Main Street is the principle retailing area in Milngavie. Nearby occupiers include Marks & Spencer Simply Foods, Boots, Gordons Chemist, Costa, Specsavers, Holland & Barratt and Royal Bank of Scotland.

DESCRIPTION

The subjects comprise a large retail unit planned over ground floor with toilets and staff accommodation to the rear.

ACCOMMODATION

The subjects have the following areas and dimensions:

Gross Frontage	34'5"	10.5m
Ground Floor (Net Area)	1,734 sq.ft.	161.15 sq.ft.

LEASE TERMS

The subjects are available on a new Full Repairing and Insuring basis incorporating 5 yearly rent reviews, for a term to be agreed.



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RENT

Rental offers in excess of **£45,000 per annum** are invited.

RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of **£40,000**.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction with the ingoing tenant being responsible for any Stamp Duty, Land Tax and Registration Dues.

EPC

The EPC rating of this property is D.

VAT

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

ENTRY

October 2025

AML

To comply with Anti Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers which will, at a minimum, include proof of identity, address, and funding. Applicable documentation will therefore be required on agreement of the Heads of Terms.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole agents:

Hayburn Consulting
23 Burgh Hall Street
Glasgow G11 5LN

T: **0141 221 8242**

E: **sylvia@hayburnlane.com**

Hayburn Consulting for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so; (iii) no person in the employment of Sutherland Brown has any authority to give representation or warranty whatever in relation to this property; (iv) all prices, rents and premiums quoted are exclusive of VAT at current rate.

March 2025