



SHOP/OFFICE/CONSULTING ROOMS - TO LET

69 Glenmanor Avenue, Moodiesburn, G69 0LB

LOCATION:

Part of a parade of similar style properties within the heart of Moodiesburn on the south side of Glenmanor Avenue, between its junctions with Glancairn Drive and Glenburn Avenue. The development is a focal point and the principal source of retail amenities in Moodiesburn and other occupiers include coffee shop, Day Today convenience store and Post Office, hot food takeaway, newsagent, pharmacy, hair and beauty and Scotmid. There is vehicular access to the rear for parking and servicing and lay-by style parking is provided on both sides of Glenmanor Avenue.

Moodiesburn forms a residential suburb approximately 8 miles north east of Glasgow and situated off the A80 between Stepps and Cumbernauld.

HAMILTON OFFICE:

Suites 7 & 8 Waverley
House
Caird Park, Hamilton
ML3 0QA

CONTACT US

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DESCRIPTION:

A single storey, mid terraced unit extended to the rear and part of a terrace of similar style shops.

Gas central heating, an alarm and CCTV are installed.

An electric roller shutter protects the frontage of replacement double glazed windows with matching door to reception/waiting area and corridor to 3 consulting rooms. Kitchen and disabled toilet.

In fresh condition throughout, the property was formerly a doctor's surgery but could lend itself to conversion for a variety of retail or office uses.

AREA:

972 sq ft/90.31 sq m or thereby net internal area.

RATEABLE VALUE: £7,400

For qualifying occupiers, 100% rates relief may be available under the Scottish Government's Small Business Bonus Scheme. Prospective purchasers should confirm the position for themselves.



ENERGY RATING: Awaiting EPC

RENT, LEASE DETAILS ETC:

A new lease is sought on standard commercial, full repairing and insuring terms for a negotiable duration at **RENTAL OFFERS OVER £9000 per annum** exclusive of VAT and local rates

In the first instance, all offers should be submitted to Mr Cameron of this office.

VIEWING:

STRICTLY by appointment through Whyte & Barrie as agents.



REF: R543 Prepared August 2020

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