

**TO LET**

**16A BRIDGETON CROSS  
GLASGOW  
G40 1BW**

**Location**

The property occupies an exceptionally prominent position at Bridgeton Cross in an area which is benefiting from ongoing upgrade works.

Nearby retailers are a good mix of multiple and local traders to include Bridgeton Cross Dental and Lloyds Pharmacy with Clyde Gateway having their offices in the immediate vicinity.

**Description**

The property comprises the ground floor within a 4 storey sandstone tenement building with the upper floors given over to residential use.

**Accommodation**

We would confirm the property extends to the following areas and dimensions;

Gross Frontage:	6' 11"	(2.1 m)
Net Frontage:	6' 2"	(1.88 m)
Net Internal Area:	264 ft <sup>2</sup>	(24.5 m <sup>2</sup> )

**Rating**

We understand the property is entered in the Valuation Roll for 2023/2024 as follows:-

Rateable Value: £3,100

Any potential occupier may qualify for 100% business rates relief under the Small Business Bonus Scheme. Further details upon request.

**Energy Performance Certificate**

The subjects have an EPC rating of 'G'.

A copy of the Certificate can be provided upon request.



**Terms**

The subjects are available on the basis of a new lease on full repairing and insuring terms. Our clients are seeking a rental of £7,500 per annum exclusive.

**VAT**

All terms are quoted net of VAT where applicable but for the avoidance of doubt VAT is not charged on the rent.

**Entry**

Entry will be upon completion of formal legal formalities.

**Legal Costs**

Each party will be responsible for their own legal costs, with the ingoing Tenant being responsible for any LBTT and registration dues payable.

### Money Laundering Regulations

To comply with RICS Regulations we are required to verify the identity of a proposed purchaser once a sale/letting has been agreed. This is to assist with combating fraud and money laundering. Copies of identity and address documentation will be requested on approval of agreed terms.

### Viewing

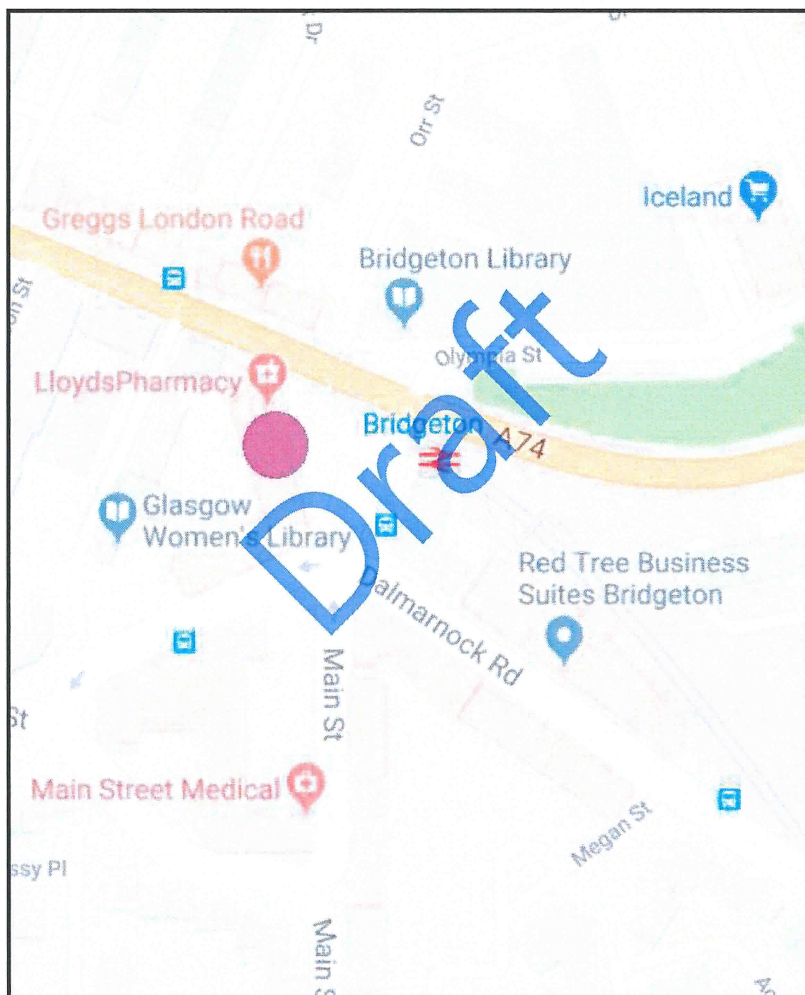
Strictly by appointment through the sole agents;

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### Location Plan



Details published 16<sup>th</sup> March 2023

The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figs for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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- ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees 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.
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