

**TO LET
CAPABLE OF SUB DIVISION**

**57-59 MAIN STREET
THORNLIBANK
G46 7RX**

**CLASS 1, 2 & 3
PLANNING CONSENT APPLIED FOR**

Location

Thornliebank is located to the south of Glasgow city centre and is a popular commuter location with both rail and road links to the city.

The Main Street provides a good mix of commercial uses with Boots, Farmfoods, TSB Bank and Greggs all represented.

Description

The subjects comprise a single storey building with a pitched and slated roof with return frontage to Kennishead Road. Currently in a shell condition the subjects can be sub-divided to provide two units. The property previously traded as a Public House.

Accommodation

We understand the accommodation in its present form extends to the following net internal area:

Ground Floor: 4,038 ft² (375.14 m²)

If split the unit would provide the following accommodation:

Unit 1: 1,803 ft² (167.50m²)
Unit 2: 2,235 ft² (207.64m²)

Terms

Our clients are looking to let the subjects on the basis of a new full repairing and insuring lease/s. Further information on request.

Energy Performance Certificate

An EPC has been commissioned. Further details can be provided upon request.



Planning

Planning consent for alternative uses has been applied for, more details on request.

Rateable Value

We understand the property is entered into the Valuation Roll as follows: -

Description: Public House
Rateable Value ('19/'20): £37,000

The premises will fall to be re-valued when occupied as an alternative use. Interested parties should contact Renfrewshire Assessors Office for more information.

Legal Costs

Each party to be responsible for their own legal and professional costs, with the ingoing tenant being responsible for LBTT.

VAT

All terms are quoted net of VAT where applicable and it is noted that the property is elected for VAT.

Money Laundering Regulations

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

Further Information/Viewing

For appointments to view please contact the sole agents:

Whitelaw Baikie Figs
Tel: 0141 221 6161

Contact: Gavin Anderson
Email: gavin@wbf.co.uk

LOCATION PLAN



Details updated 18th September 2019

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:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
- 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.
- no person in the employment of Whitelaw Baikie Figs has any authority to give any representation or warranty whatsoever in relation to this property.
- all prices, rents and premiums quoted are exclusive of VAT at the current rate.
- any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.