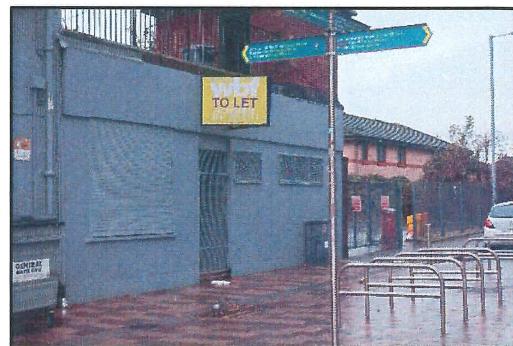


TO LET**HOT FOOD TAKEAWAY UNIT**

**3 ORR STREET
GLASGOW
G40 2QP**

**Location**

The property occupies an exceptionally prominent position at Bridgeton Cross opposite the former Olympia Cinema which has redeveloped to house the library, a café and office accommodation.

Nearby retailers are a good mix of multiple and local traders to include Betfred, Ladbrokes, Greggs and Lifestyle Express.

Description

The property comprises a single storey unit within a rear extension of a 4 storey sandstone tenement building which fronts onto London Road.

Accommodation

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

Gross Frontage:	32' 10" (10.0 m)
Net Internal Area:	408 ft ² (37.9 m ²)

Rating

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

Rateable Value: £3,000

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

Energy Performance Certificate

An EPC has been commissioned and further details 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 in the region of £9,250 per annum exclusive.

VAT

All terms are quoted net of VAT where applicable.

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

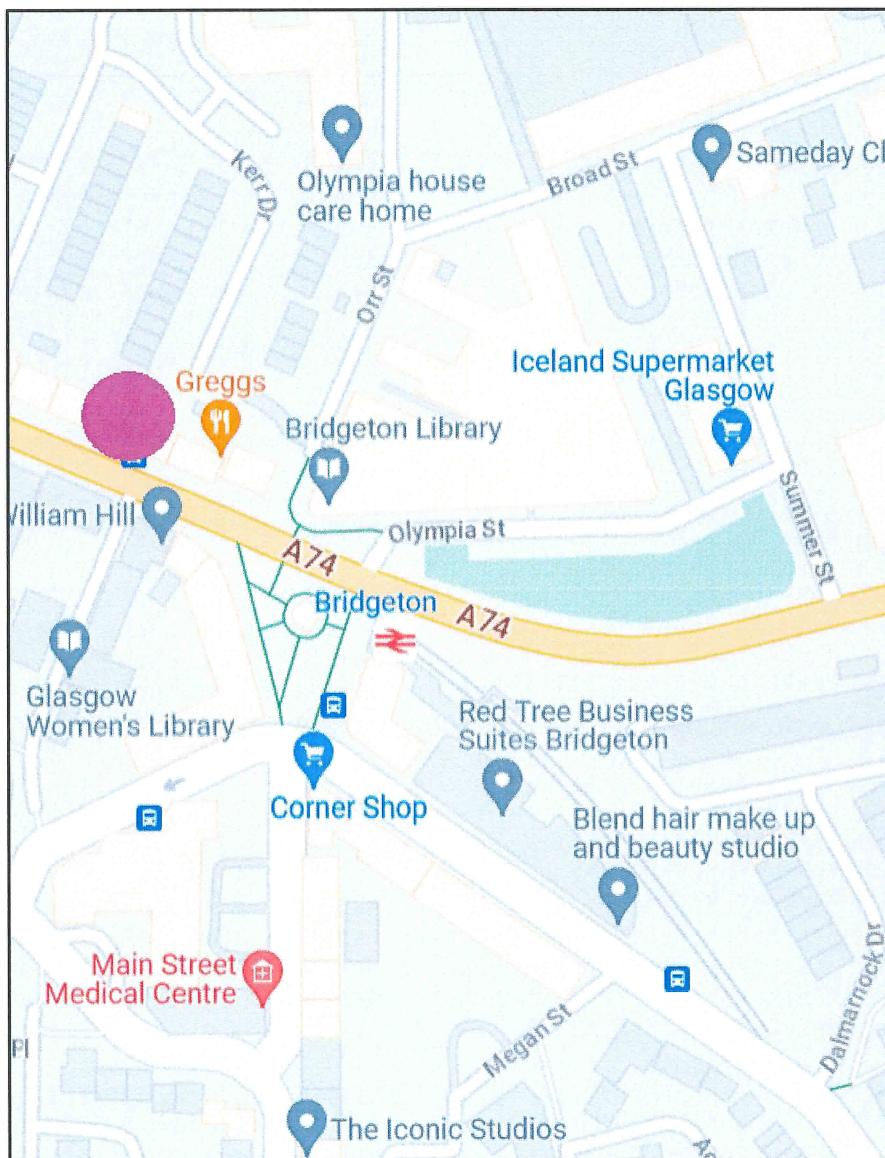
Strictly by appointment through the sole agents;

Whitelaw Baikie Figes
81 St Vincent Street
Glasgow

Contact:
Email:
Tel:

Gavin Anderson / Colette Brough
gavin@wbf.co.uk / colette@wbf.co.uk
0141 221 6161

Location Plan



Details published 2nd November 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 Figes 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 part of an offer or contract.
- 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.
- iii) no person in the employment of Whitelaw Baikie Figes has any authority to give any representation or warranty whatsoever in relation to this property.
- iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate.
- v) 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.