

**TO LET**



2 Carlibar Road | Barrhead | Glasgow | G78 1AA

**Shop Premises - 684 Sq Ft**  
**Rental offers in excess of**  
**£165.00 per week**

**Griffin**  
**Webster**  
PROPERTY CONSULTANTS

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### Location

Barrhead is a town in East Renfrewshire, Scotland, 13 km (8.1 mi) south-west of Glasgow city centre on the edge of the Gleniffer Braes. At the 2011 census its population was 17,268.

The property is directly across from Barrhead train station and enjoys the consequential footfall.

### Description

The property forms part of a row of shops situated on the ground floor with a double frontage with central access door from the street. The windows are protected by metal roller shutters.

Internally the property is fitted out as a café and hot food preparation, has a servery area seating for 8 table covers and has unisex toilet facilities. The property has electric heating.

### Accommodation

From measurements taken on site we would calculate the dimensions and accommodation as follows:

Ground Sales 63.62 sqm (684 sqft)

### Rating

The net annual value is £4,600 NAV which falls into the 100% Small Business Rates Relief scheme

### RENTAL/LEASE TERMS

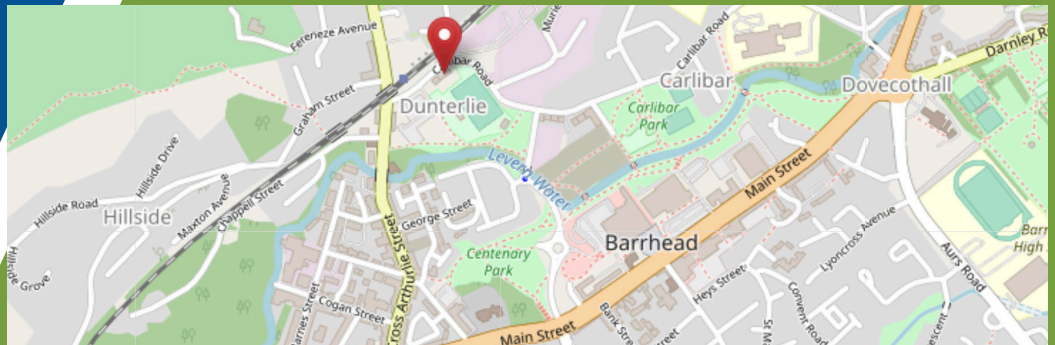
We are instructed to seek rental offers in excess of £165.00 per week for a new full repairing and insuring lease for a negotiable period of lease.

### Entry

By arrangement

### Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 are now in force. Consequently, Griffin Webster Property Consultants are required to carry out due diligence not only on our clients but also on any purchaser or occupiers. Following acceptance of an offer, as a minimum a prospective purchaser / occupier will be required to provide proof of identity, residence and proof of funds before the transaction can complete.



Strictly by prior arrangement with the letting agents.

Call Greg Dykes

07447 983400 or

email:

[greg@griffinwebster.co.uk](mailto:greg@griffinwebster.co.uk)

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