



**TO LET**

92 Cross Arthurlie Street | Barrhead

**To Let**

**Griffin  
Webster**  
PROPERTY CONSULTANTS

## 92 Cross Arthurlie Street | Barrhead

### 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.

### Description

The property forms part of a sandstone tenement block 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 has 2 internal offices and a reception area, toilets and tea prep and storage. The walls are freshly decorated and the floor is laid to carpet. The property has electric heating and benefits from an electronic alarm system.

### Accommodation

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

Ground Sales 31.7 sqm (337 sqft)

### Rating

The net annual value is £3,700NAV which falls into the 100% Small Business Rates Relief scheme.

### Lease Terms

The premises can be offered on a traditional full repairing and insuring lease for a period of 5 years or more at a rental of £9,000 pa Plus vat.

### USE

Class 1 and 2 and likely to suit an agency either Estate, accountancy, or solicitor firm.

### Entry

Immediate.

#### 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:

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