



To Let

Retail unit

Grab & Go Kiosk

SPECULATIVE

**Station Road,
Bearsden,
Glasgow
G61 4AN**

549,500+
ANNUAL STATION FOOTFALL

Description:

An excellent new business opportunity for the use of prime station space in the much sought after location of Bearsden. This space can facilitate CTN / Grab and Go Food kiosk.

Location:

Located near Glasgow City Centre to the North West Bearsden railway station serves a large proportion of Glasgow's working professionals. Services from the station include Main lines to Glasgow and Edinburgh and suburban lines to Milngavie and Springburn.

**The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 549,580 for 2019/2020.*

**station
spaces**





Property:

This speculative space presents the opportunity for a new retail unit. Tenant works to include service connections, fit out design/installation and associated consents. The red and blue outlines noted above represent an indication of proposed demise, to be agreed

Unit size:

TBC

Rates, services and insurance:

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning.

Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively.

Rent:

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

Costs:

The ingoing occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.

NOT AVAILABLE

For further details relating to this opportunity, please contact:

stationspaces@scotrail.co.uk

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