

TO LET

BARNHILL FARM
21 HOUSTON ROAD
Inchinnan | PA4 9LU



Location

Situated just off the B790 Houston Road and the A726 within close proximity to the M8 and Glasgow Airport and approximately 9 miles west of Glasgow City Centre.

Description

The property is currently fitted out and operating as a café and farm shop, providing an excellent opportunity for an incoming occupier to continue a similar use with minimal adaptation. The premises benefit from a fully fitted commercial kitchen, dedicated servery areas, customer seating, ancillary storage accommodation, generous customer parking, and an attractive outdoor seating area and event space.

The layout is suitable for a range of commercial occupiers and offers flexibility for a variety of business uses. The landlord will consider alternative uses, including Class 5 (Storage and Distribution), subject to the necessary planning consents where required.

Use Class

1A Retail for the retail sale of goods with potential to change to class 4 Light Industrial.

Terms

A Full Repairing and Insuring lease is available for a period of up to 10 years.

Rent

On application.

Floor Area

Internal Area 12,495 SQ FT (133.87 SQ M)
External Hardstanding Area 16,466 SQ FT (176.41 SQ M)
Eaves Height – 5 meters

Rateable Value

Rateable Value is £13,000.00.

Lease Terms

A Full Repairing and Insuring lease is available for a period of up to 10 years.

EPC

Available upon request.

Legals

Each party will bear their own legal expenses.



Immediately Available



Generous parking and circulation space



Convenient M8 motorway access



Close to Glasgow Airport



24 hour access



Further Information and Viewing

For any further information, or to arrange a viewing of the premises, please contact the sole selling agents:

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