

# 488 & 492 TOLLCROSS ROAD GLASGOW

**TO LET / MAY SELL**

**1 x HOT-FOOD TAKEAWAY UNIT & 1 x SINGLE RETAIL UNIT**



**488 & 492 Tollcross Road  
GLASGOW  
G31 4XX**

- well presented takeaway unit & single retail unit available for immediate occupation
- located on main arterial route within the Tollcross area of Glasgow's east end approximately 2.5 miles east of the city centre
- no VAT on rent / purchase price
- eligible for 100% rates relief under Small Business Bonus Scheme

# 488 & 492 TOLLCROSS ROAD GLASGOW



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## Location

The subjects are located within the Tollcross area of Glasgow's East End, approximately 2.5 miles east of the city centre and more specifically on the south side of Tollcross Road opposite its junction with Muirfield Drive.

Tollcross Road is a busy main arterial route with regular bus services to and from the city centre. Free on-street parking is provided to the front of the properties.

## Description

488 Tollcross Rd

Well-presented hot-food takeaway premises with front serving/customer area. Partially fitted kitchen found to the rear with canopy and some appliances complete with a WC. Rear door access is provided.

492 Tollcross Road

Ready to move into retail premises with front retail space and rear storage area complete with staff WC and kitchen tea prep.

## Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate the following net internal floors areas

	sq m	sq ft
488 Tollcross Rd	40.71	438
492 Tollcross Rd	32.12	346

## Planning

488 Tollcross Road	Hot-food takeaway consent
492 Tollcross Road	Class 1 retail consent

## Asking Terms

The subjects are available on full repairing and insuring terms

488 Tollcross Road	-	£150 per week
492 Tollcross Road	-	£100 per week

Alternatively our clients may consider disposing of their heritable interest either separately or together with offers being invited.

## Rateable Value

488 Tollcross Road	-	£4,300
492 Tollcross Road	-	£3,500

Under the small business bonus scheme some occupiers may benefit from 100% rates relief.

## VAT

No VAT is payable on the rent/purchase price.

## EPC's

Available upon request.

## Viewing & Further Information

Via the sole agents, Gerald Eve LLP

Gregor Brown  
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Tel. 0141 227 2375



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