

# TO LET/MAY SELL

## RETAIL UNIT

509 London Road, Glasgow, G40 1NQ



- NIA – 33.42 sq m (360 sq ft)
- Prominent frontage
- On street car parking
- May qualify for 100% rates relief
- Rare letting/sale opportunity
- High levels of vehicular passing traffic
- Rental : £7,500 per annum (Exc VAT)
- Sale Price: Upon application

### VIEWING & FURTHER INFORMATION:

Adam Honeyman  
[a.honeyman@shepherd.co.uk](mailto:a.honeyman@shepherd.co.uk)  
T: 0141 331 2807

Calvin Molinari  
[c.molinari@Shepherd.co.uk](mailto:c.molinari@Shepherd.co.uk)  
T: 0141 331 2807

[www.shepherd.co.uk](http://www.shepherd.co.uk)

### LOCATION

The subjects are positioned on the north side of London Road between its junctions with Abercromby Street and Silvergrove Street, within the east end of Glasgow. Surrounding occupiers in the nearby vicinity include a number of local operators at ground floor, with upper floors primarily of a residential nature.

The local area has recently undergone a period of large scale development with a large number of residential developments taking place such as the Link Housing development of 68 affordable rental flats on Olympia Street.

The area benefits from an excellent public transportation service with a number of bus services connecting the city centre and the East end of Glasgow. The subjects also benefit from excellent transport links to Glasgow and Edinburgh via the nearby M8 and M74 motorways. Bellgrove and Bridgeton railway stations are key transport links to and from the city centre with the latter being less than a 2-minute walk from the subjects.

The plan overleaf shows approximate location for illustrative purposes only.

### DESCRIPTION/ACCOMMODATION

The subjects comprise a ground floor retail unit within a 4-storey traditional tenement building.

The property benefits from an attractive glazed frontage which allows a high degree of natural daylight into the premises. Access can be gained via a glazed timber framed pedestrian door which is recessed and protected by a steel roller shutter. The parade benefits from a strong mix of retailers generating high levels of passing footfall.

Internally, the unit is laid out to form an open plan sales area with staff welfare and kitchenette facilities to the rear.

The floors throughout are of suspended timber construction with a laminate wood floor covering. The unit has recently been refurbished with the walls being plastered and painted. The ceiling has also been plastered and painted throughout incorporating LED spotlight fittings to provide artificial lighting.

#### ACCOMMODATION

From measurements taken on site and in accordance with the RICS code of measuring practice (6<sup>th</sup> edition), we calculate the subjects extend as follows:

**Total Net Internal Area – 33.42 sq m (360 sq ft)**

#### PRICE

Price on Application

#### RENT

We are seeking an annual rent of **£7,500 per annum exclusive of VAT** for a standard FRI lease of flexible duration.

#### RATING

The premise are entered into the current Valuation Roll with a rateable value of **£2,300**.

As the rateable value is below £15,000, the property will currently benefit from a rates relief in terms of the Small Business Bonus scheme, if the occupier meets the required criteria.

#### EPC

A copy of the EPC will be available upon request.

#### VAT

All Prices, premiums and rents quoted are exclusive of VAT.

#### LEGAL COSTS

Each party will be responsible for their own legal costs relative to any letting or sale of the property.

#### VIEWING

For further information or viewing arrangements please contact the sole agents:

A 5th Floor, 80 St. Vincent Street, Glasgow, G2 5UB

T 0141 331 2807

E Adam Honeyman – [a.honeyman@shepherd.co.uk](mailto:a.honeyman@shepherd.co.uk)  
 Calvin Molinari – [c.molinari@shepherd.co.uk](mailto:c.molinari@shepherd.co.uk)

Date of Publication: October 2019

