



## 1121 Govan Road, Glasgow, G51 4RX

- Class 3 consent
- Prominent corner retail unit
- Unit extends to approximately 60.57 sq.m. (652 sq. ft.)
- New FRI lease available
- Rental offers in excess of £7,000 per annum, exclusive of VAT



## LOCATION

The subject property is located on the south side of Govan Road, bound to the east by Drive Road. The premises are situated within the Linthouse area of Glasgow, approximately four miles to the west of the city centre.

Surrounding occupiers comprise commercial and residential accommodation. Access to the M8 motorway is available at junction 20.

## DESCRIPTION

The property comprises a ground floor café within an end-terrace tenement building of blonde sandstone construction. Internally, the property benefits from an open plan seating area with display counter, preparation area, storage and toilet accommodation. Neighbouring tenants include a mix of independent retailers and the property would suit a variety of retail uses.

## ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal area:

Ground Floor: 60.57 sq. m. (652 sq. ft.)

## RENTAL

We are instructed to seek offers in excess of £7,000 per annum, exclusive of VAT.

## LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

## RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £5,900.



The rate poundage for 2018/2019 is £0.48 in the pound.

The property will qualify for 100% rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

## VIEWING & FURTHER INFORMATION

Strictly by appointment through

Messrs Graham + Sibbald:

233 St. Vincent Street

Glasgow

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Tel: 0141 332 1194

## To arrange a viewing contact:



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## IMPORTANT NOTICE

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