

Ryden

TO LET

RETAIL UNIT
130 SQ M (1,399 SQ FT)



420-424 VICTORIA
ROAD
GLASGOW
G42 8YS

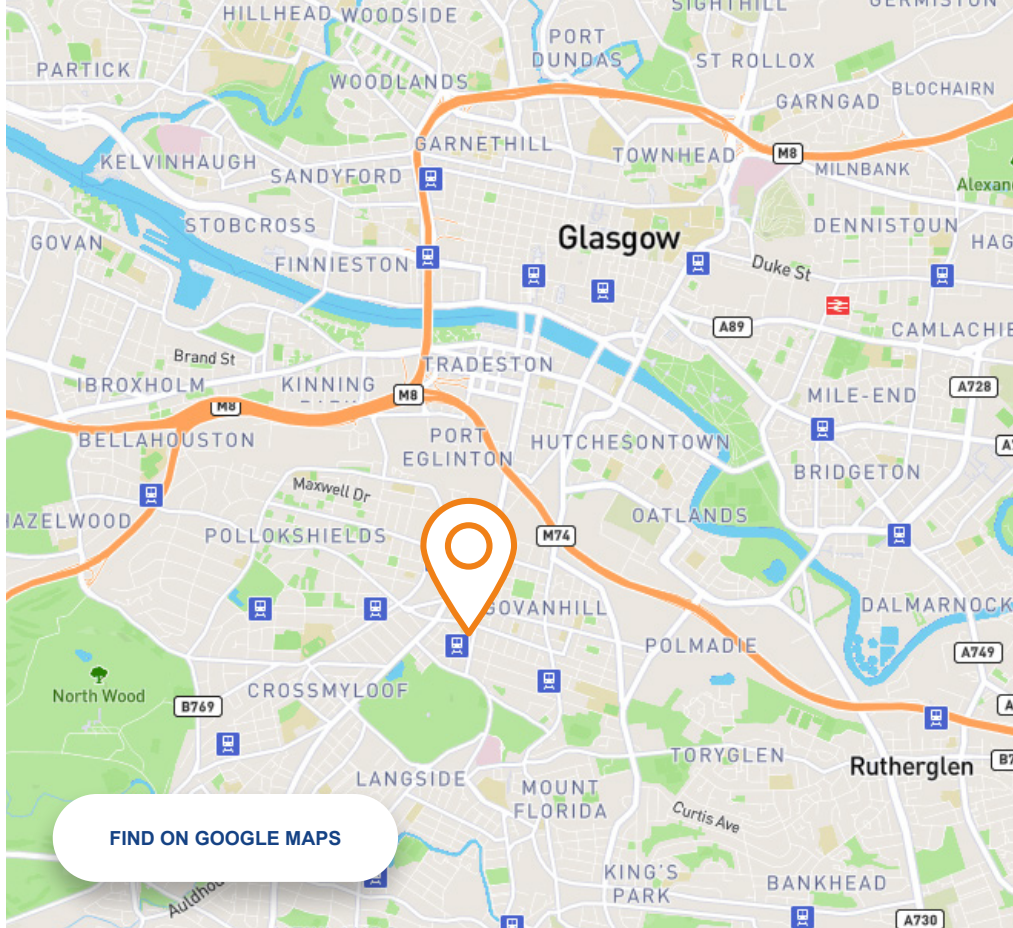
PROMINENT DISPLAY
FRONTAGE

RARE LETTING
OPPORTUNITY

HIGH LEVELS OF VEHICULAR
PASSING TRAFFIC

RENTAL - £20,000 PER
ANNUM (EXC VAT)

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LOCATION

The subjects are located on the West side of Victoria Road between its junction with Allison Street and Prince Edward street within the South Side of Glasgow.

The subjects are located approximately 2 miles to the South of Glasgow city centre in what would be regarded as a strong secondary retailing location. Occupiers within the immediate vicinity include a mixture of both national and local covenants to include Boots Pharmacy, Greggs, Tesco, Farmfoods and Oxfam. Upper floors are categorised by a number of high-density tenement dwellings.

Public transport links are strong within the local vicinity with the property being located in close proximity to Queens Park Railway Station.

DESCRIPTION

The subjects comprise of a ground floor retail unit with storage and staff accommodation at first floor. The subjects are contained within a four storey traditional tenement building with a pitched and slated roof.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	66	710
FIRST FLOOR	64	689
TOTAL	130	1,399

LEASE TERMS

The subjects are offered on the basis of a new Full Repairing and Insuring lease incorporating 5 yearly rent reviews.

RENT

We are seeking an annual rent of £20,000 per annum exclusive of VAT.

RV

The subjects are currently entered in the Assessor's Valuation Roll with a rateable value of £20,900.

EPC

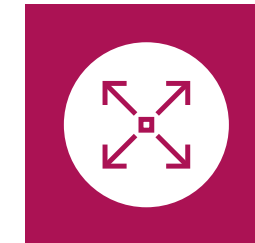
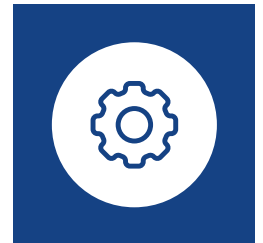
A copy of the Energy Performance Certificate can be provided to interested parties upon request.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.





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GET IN TOUCH

Please get in touch with our letting agent for more details.

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Ryden

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **July 2025**

