



130 - 132 Queen Margaret Drive, Glasgow, G20 8NZ

Situated on Busy Thoroughfare

- High Volume of Passing Trade
- Large Frontage
- 750sq ft
- V.A.T Free
- Rent: £20,000p.a

LOCATION

The property is situated on the east side of Queen Margaret Drive, close to its junction with Clouston Street and Fergus Drive within Glasgows West End. The area is characterised by dense residential dwellings with The Botanic Gardens situated adjacent, and Byres Road, a 3 minute walk from the property. The newly built, North Kelvinside School is a short walk from the property, with excellent public transport links provided by way of bus stops, in both directions of Queen Margaret Drive and Hillhead Subway a 7 minute walk from the demise. Neighbouring occupiers include Coda Estate Agents, Tesco, Hidden Dram and Opal Moon.

PROPERTY

The property comprises a ground floor, mid-terrace retail unit set within a larger 4 storey tenemental building surmounted by a pitched roof.

Offering a single display window the property is accessed via a single glazed door opening to an open plan customer seating / servery area with counter to the rear. A partition has been erected to the rear of the premises to form staff w.c facilities & storage space

AREA

The property extends to the following net internal area basis;

69.67sqm (750sq ft)

NAV/RV

£14,400



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RENT

The property is available on a new full respiring and insuring head lease for a negotiable term for £20,000per annum

V.A.T.

We understand the property has not been elected for V.A.T

VIEWING

Appointments available via the marketing agent

LEGAL

Each party shall bear their own legal costs incurred in the transaction



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TSA Property Consultants

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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.