



TO LET / MAY SELL

RETAIL UNIT

218 Albert Drive, Glasgow, G41 2NJ

Retail unit arranged over ground floor.

Located along well established south side secondary thoroughfare.

New FRI lease available.

Net Internal Area 67.73 sq.m. (729 sq.ft.) approximately.

Rental offers in excess of £13,000 per annum are invited.

Sale offers in excess of £150,000 are invited.

LOCATION

The subjects are situated within the Pollokshields area of Glasgow south side. The subjects are situated on the south most side of Albert Drive, within the block bound by Kenmure Street and Keir Street, within the Albert Cross area of Pollokshields.

Pollokshields is a densely populated urban area situated approximately 3 miles to the south of Glasgow City Centre and generally characterised by a mix of high density residential and commercial properties.

Albert Drive adjoins Pollockshaws Road (A77) to the east and is one of Glasgow's main arterial road routes linking the city centre to the southern periphery of The Greater Glasgow including Pollokshields.

Neighbouring commercial occupiers include jewellers, Londis convenience store, Pollokshields Pharmacy and a ladies fashion outlet.

The approximate location of the subjects is shown on the attached plan.

DESCRIPTION

The subject property comprises a ground floor retail premises contained within a 2 storey tenement block.

Internally, the unit comprises a front sales area and a back storage with tea prep and toilet facilities alongside access to a mezzanine.

FLOOR AREA

From measurements taken on site we calculate the property to extend to the following Net Internal floor area:

Ground Floor **67.73 sq.m.** **(729 sq. ft.)**



RATES

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £9,600.

The property qualifies, subject to occupier status, for 100% Rates Relief through the Small Business Bonus Scheme.

LEASE TERMS

New full repairing and insuring lease is available for a period of not less than 5 years.

Rental offers in excess of £13,000 per annum are invited.

SALE TERMS

Offers in excess of £150,000 are invited for the heritable interest of the property.

VAT

All prices quoted exclusive of VAT.

EPC

A copy of the Energy Performance Certificate is available upon request.

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

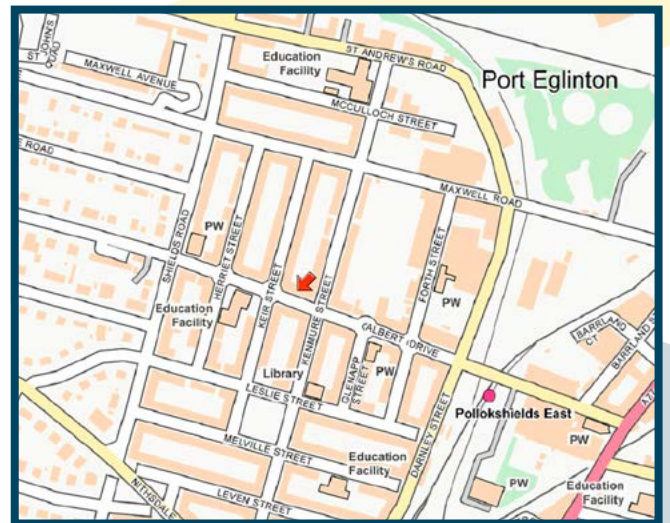
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