



**ALLIED  
SURVEYORS  
SCOTLAND**

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## TO LET

**21 Vine Street, Glasgow G11 6BB**

- NIA 86.14 sq m (927 sq ft)
- Self-contained retail unit
- Situated next to Morrisons and Partick Transport Hub
- Large turnover of visitors to immediate area
- Qualifies for 100% rates relief

## LOCATION

The property is located in the popular west end community of Partick to the west of Glasgow city centre.

The property benefits from being in close proximity to a Morrisons Superstore and Partick Transport Hub incorporating subway, train and bus stations.

## DESCRIPTION

The property comprises a retail unit that has been formed in the pend of a traditional end-terraced four storey tenement building which has been extended into a one storey building constructed on the traditional drying green of the tenement flats above.

## ACCOMMODATION

The property comprises an open plan retail unit which is in shell condition. Ideal for a second hand furniture shop or similar retailer.

We calculate the net internal floor area of the shop at 86.14 sq m (927 sq ft).

## RATING ASSESSMENT

The property is entered in the current Valuation Roll at a Rateable Value of £3,200.

The property is therefore eligible for 100% rates relief under the Small Business Bonus Scheme

## PLANNING

Formerly a retail unit, it is assumed that the property currently has Class 1 (Shops) Use Consent. However, there may be an opportunity to obtain consent for other uses.

All planning enquiries should be directed to Glasgow City Council

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Indicator – G

## TERMS

Our client is seeking a rent of £12,000 per annum on full repairing and insuring terms of a negotiable period.

## VAT

All prices, rents, premiums etc are quoted exclusive of VAT.

## OFFERS

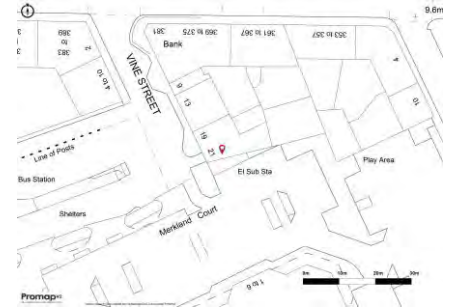
In the normal Scottish form addressed to this office.

## LEGAL COSTS

Each party to bear their own legal costs.

## DATE OF ENTRY

To be mutually agreed



## VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

Grant Strang / Gregor Hinks | Tel. 0141 337 7575

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