



135 Allison Street, GLASGOW, G42 8RY

- High level of passing footfall and traffic
- Fitted out as Hair Salon
- Suitable for a variety of uses (subject to planning)
- Property extends to approximately 47.82 sq.m. (514 sq.ft.)

LOCATION

The subjects are located within Govanhill, an established pitch towards the south of the city centre. More specifically, the subjects occupy a position on the north side of Allison Street between Victoria Road to the West and Moreland Street to the East.

Surrounding buildings are of a similar tenement nature with ground floor retail units and residential flatted dwellings above. The area is diverse in nature and caters for the local population with many retailers providing European and international goods and commodities. Nearby occupiers include Paddy Power, Ladbrokes, Greggs and Boots.

DESCRIPTION

The subjects comprise a ground floor retail unit which forms part of a larger 4-storey tenement of traditional blond sandstone. The retail unit has a traditional frontage with display window and a pedestrian access door secured by manual roller shutter.

Internally the property is fitted out as a hairdresser salon with a partitioned reception area to the front, open plan main salon and small staff area/WC to the rear.

ACCOMMODATION

The subjects provide the following approximate net internal floor areas:

Ground floor:
47.82 sq.m. (514 sq.ft.)

RATING ASSESSMENT

The property is entered into the current Valuation Roll with the following Rateable Value:

RV: £9,200

TERMS

The property is offered on Full Repairing and Insuring leasehold terms.

VAT

Unless otherwise stated all figures, prices, etc., are quoted exclusive of VAT.

LEGAL COSTS

Each party will bear their own legal costs in respect of any transaction of this site, however for the avoidance of doubt the ingoing tenant will be responsible for LBTT, Extract copies and VAT thereon.

ENERGY PERFORMANCE CERTIFICATE

A full EPC survey has been carried out and is available for inspection.

VIEWING & FURTHER INFORMATION

Strictly by appointment through:

To arrange a viewing contact:



Ryan Farrelly
Trainee Surveyor
Ryan.farrelly@g-s.co.uk
0141 332 1194



Innes Flockhart
Surveyor
Innes.flockhart@g-s.co.uk
0141 567 5351

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