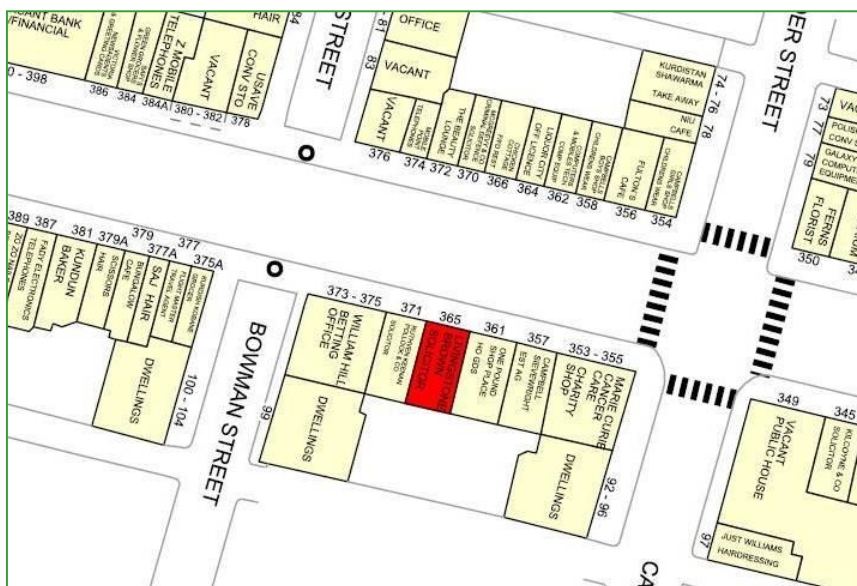


TO LET
RETAIL PREMISES WITH CLASS 2 CONSENT
109.76 sq m (1,182 sq ft)



365 Victoria Road
Glasgow
G42 8YZ

- prominent retail premises arranged over ground floor and basement
- benefits from Class 1 & 2 consent
- may be suitable for alternative uses (subject to planning)
- internally provides a mixture of cellular and open-plan accommodation with the ability to be made open-plan
- on-street parking provided immediately to the front of the subjects
- eligible for 100% rates relief under Small Business Bonus Scheme



Location

The subjects are located on the east side of Victoria Road between its junctions with Bowman and Calder Street within the Govanhill area of Glasgow approximately 1.5 miles south of the city centre. Victoria Road is Govanhill's main retail thoroughfare where neighbouring occupiers include William Hill, Paddy Power, Greggs, Campbell Sievwright Solicitors and Marie Curie.

Excellent links to public transport links are provided with Queens Park Railway Station just a 5 minute walk south whilst numerous bus links operate on Victoria Road itself. Metered parking bays are found immediately in front of the subjects.

Description

The subjects comprise mid-terraced double fronted retail premises arranged over ground floor and basement.

Externally the subjects benefit from double-frontage with a centrally located pedestrian access door with two large display windows on either side.

Internally the subjects are fitted for office use and provide a mixture of cellar and open-plan accommodation at ground floor level with the ability to be made completely open-plan.

A staircase to the rear of the ground floor provides access to the basement and provides extensive storage space along with male and female WC facilities.

Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate the following net internal floor areas;

	sq m	sq ft
Ground Floor	74.40	801
Basement	35.36	381
Total	109.76	1,182

Planning

The subjects benefit from Class 1 & 2 consent.

Asking Terms

The subjects are available by way of a new FRI lease at a rental of £16,000 per annum.

Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £9,400. Under the small business bonus scheme some occupiers may benefit from 100% rates relief.

VAT

No VAT is payable on the rent.

Viewing & Further Information

By appointment through the sole agents, Gerald Eve LLP

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