

TO LET RETAIL UNIT

Ryden

- PROMINENT LOCATION ON MAIN ARTERIAL ROUTE
- SUITABLE FOR CLASS 1 (RETAIL), CLASS 3 (RESTAURANT) OR CLASS 11 (LEISURE), SUBJECT TO PLANNING
- NEARBY OCCUPIERS INCLUDE LANGSIDE COLLEGE (5,000 STUDENTS), SAINSBURYS, GREGGS & DOMINOS



152-158 BATTLEFIELD ROAD
GLASGOW
G42 9JT

GET IN TOUCH

CONTACT John Conroy

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Viewing is strictly by arrangement with the sole letting agent

3,927
SQUARE FEET

365
SQUARE METRES

GLASGOW
130 St Vincent Street
G2 5HF
0141 204 3838



ryden.co.uk



152-158 BATTLEFIELD ROAD G42 9JT

PROMINENT LOCATION ON MAIN ARTERIAL ROUTE IN BATTLEFIELD

LOCATION

Glasgow is Scotland's largest city and benefits from a residential population in the order of 630,000 with a further catchment in excess of 2 million. The city is widely recognised as the UK's second retail centre after London.

Situated approximately 4 miles south of Glasgow City Centre, Battlefield Road is one of the main arterial routes within the South Side area of Glasgow.

The subjects are situated in a prominent location within the south side of Battlefield Road opposite Langside College, which benefits from around 5,000 students. Nearby occupiers include Sainsburys, Greggs, Domino's and Subway amongst others.

DESCRIPTION

The premises are arranged over ground floor only and provide an open plan area which was previously used as an office with meeting rooms.

ACCOMODATION

The subjects have the following approximate areas and dimensions:-

GROSS FRONTAGE	31 ft 4"	9.55 m
NET FRONTAGE	28FT 7"	8.70 m
GROUND FLOOR	365 sq m	3,927 sq ft

LEASE TERMS

The subjects are available on a new Full Repairing and Insuring basis incorporating 5 yearly rent reviews, for a term to be agreed.

RENT

Upon application

RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £30,500. The current UBR (2019/2020) for properties with an RV under £51,000 is £0.49. Therefore, rates payable will be in the order of £14,945.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Available upon request.

PLANNING

We understand the property currently benefits from a Class 2 (financial) consent. The premises may be suitable for a variety of uses including Class 1 (retail), Class 3 (restaurant) or Class 11 (leisure), subject to obtaining the necessary planning consents.

LEGAL COSTS

In the normal manner, each party will be responsible for their own costs incurred with the tenant being responsible for Land and Buildings Transactional Tax and registration dues.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.



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