

LEASE FOR SALE

RETAIL / OFFICE PREMISES

865 SHETTLESTON ROAD,
GLASGOW, G32 7NS

LOCATION

Glasgow is the largest City in Scotland with a population of around 660,000 and wider catchment of 2 million.

The Shettleston area is situated between Parkhead to the west and Baillieston to the east, it is about 2.5 miles east from Glasgow City centre.

Shettleston benefits from good transport links with regular bus and train services. Shettleston Road provides the main retail focal point for the neighbourhood shopping facilities.

The subject property is located in a prominent position on Shettleston Road in the block bounded by Fernan Street to West and Wellshot Road to the East. Nearby occupiers include Ladbrokes, Town Tavern, Barnardos and Smile Dentist.

DESCRIPTION

The premises comprise a multi windowed retail unit arranged over the ground floor only of a stone built building under a pitched and slated roof.

ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross Frontage	38 ft 11 ins	11.86 m
Ground Floor	1,672 sq ft	155.30 sq m

RATING

We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll (2019/20) as follows:

Rateable Value	£20,750
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.49
Rates Payable	£10,167.50

PLANNING

The premises currently benefit from Class 2 Office use. The subjects will also be suitable for Class 1 Retail consent. Further details are available on request.



LEASE TERMS

The premises are currently held on a Full Repairing and Insuring lease until 23 June 2023 at the passing rate of £22,750 per annum. There are no further rent reviews.

TERMS

Offers are invited for the benefit of our client's leasehold interest.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. The ingoing tenant will be responsible for any Land and Building Transaction Tax (LBTT), registration dues and any VAT incurred thereon.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

ENTRY

By agreement.

VIEWING

Strictly by appointment only through the sole letting agent.

PETER HUTTON

Partner
+44 141 304 3210
07585 509 466

peter.hutton@cushwake.com

KEVIN NEALIS

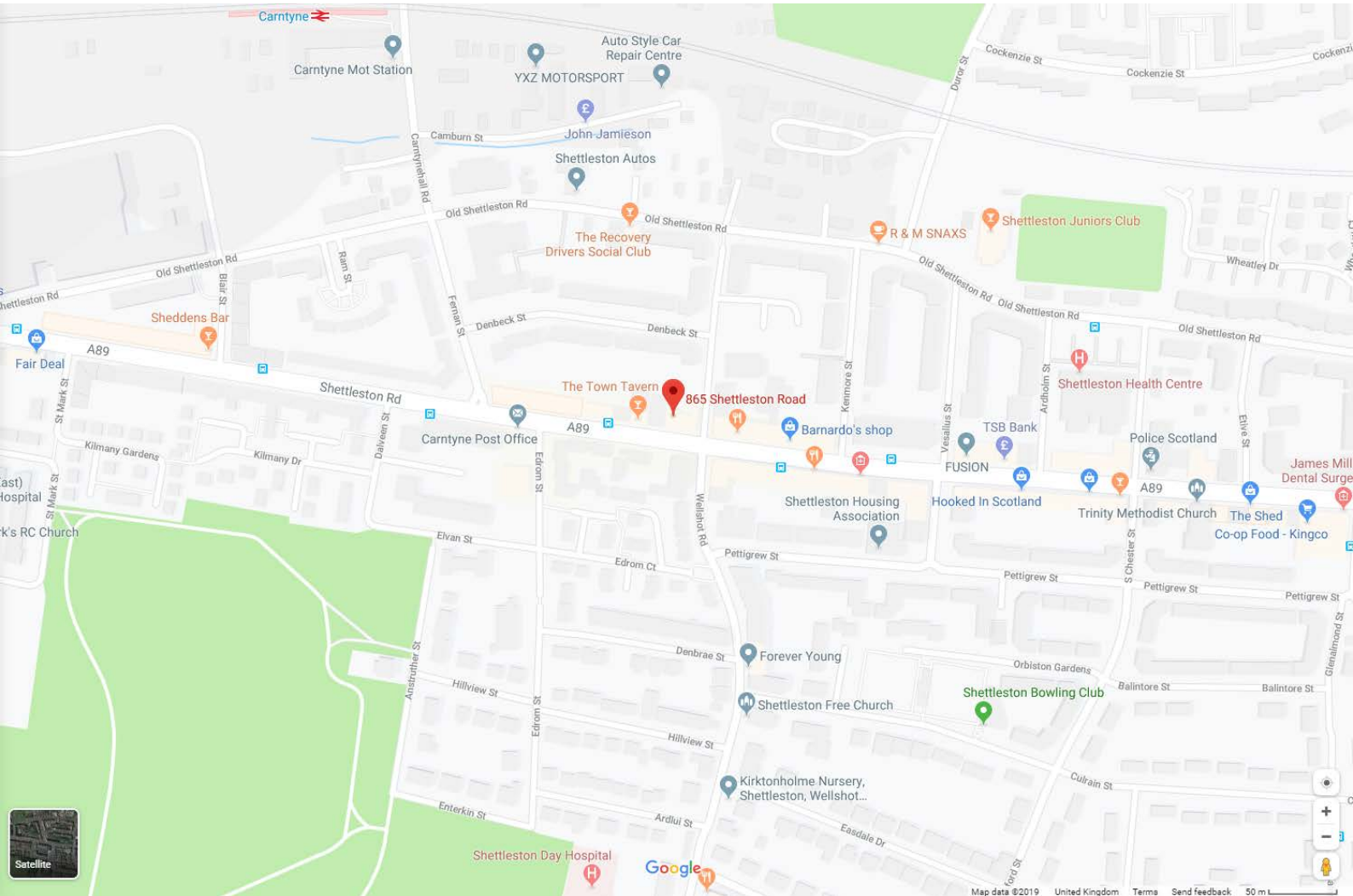
Senior Surveyor
+44 141 223 8798
07747 008 474

Kevin.nealis@cushwake.com

CUSHMAN & WAKEFIELD

199 St Vincent Street,
Glasgow G2 5QD
+44 207 152 5000
cushmanwakefield.com

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CUSHMAN & WAKEFIELD
199 St Vincent Street,
Glasgow G2 5QD
+44 207 152 5000
cushmanwakefield.com