



TO LET

RETAIL UNIT

162 Holmlea Road, Glasgow, G44 4BA

Corner unit located on busy road.

100% Rates Relief available.

Class 2 (Office) use.

Net Internal area of 35.65 sq.m. (383 sq.ft.) approx.

Rental offers in excess of £6,500 per annum (£125 pw), exclusive of VAT.

LOCATION

The subjects are located on the west side of Holmlea Road close to its junction with Cathcart Road and a short distance from the prominent retail thoroughfare of Battlefield Road.

Battlefield is approximately 3.5 miles south of Glasgow City Centre, which can be accessed via number of local bus routes and railway stations such as Mount Florida, Langside and Crossmyloof. The subjects are situated a short distance south from the new Victoria Hospital Housing Development and Langside College.

Nearby occupiers include a number of local traders with more established names of Sainsbury's, Coop and Dominos being located nearby on Battlefield Road.

The approximate location of the property is shown on the attached street plan.

DESCRIPTION

The subjects comprise a corner unit forming part of a 3 storey traditional sandstone tenement building, overlaid in a pitched tile roof.

Internally, the subjects are regular in shape and provide an open plan office/sales area with an internal partition wall forming staff kitchen/ toilets to the rear.

FLOOR AREA

From measurements taken on site we calculate the property to extend to the following Net Internal floor area:

Ground Floor **35.65 sq.m.** **(383 sq. ft.)**

RATES

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £4,300.

Please note that a new occupier has the right to appeal the current assessment.

RENT

Our clients are looking to the lease the property on a new Full Repairing and Inuring lease for a minimum period of 5 years.

Rental offers in excess of £6,500 per annum (£125 per week) are invited.

VAT

All prices are quote exclusive of VAT.

EPC

A copy of the Energy Performance Certificate is available upon request.

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

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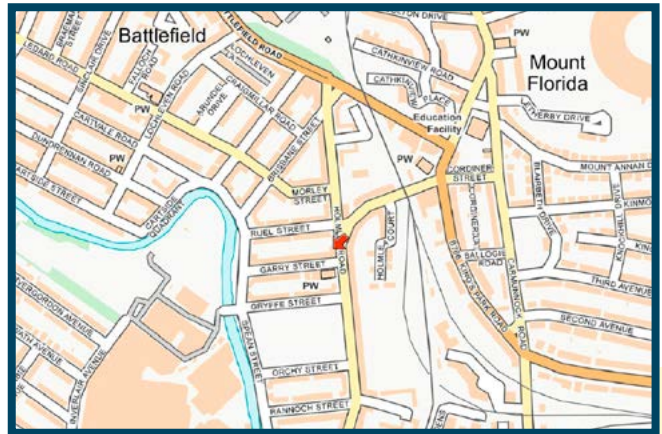
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DATE OF PUBLICATION

March 2019

REFERENCE

WSA1576



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