

TO LET RETAIL UNIT





- NIA: 135.24 sq m (1,456 sq ft)
- Popular neighbourhood retail development
- Large glazed display frontage
- Customer car park
- High levels of passing traffic
- Class 1 planning consent
- VAT FREE RENT
- Rent: **£17,000 pax**

VIEWING & FURTHER INFORMATION:

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LOCATION

The subjects are located within the north of Glasgow approximately 3 miles from Glasgow City Centre. The subjects are situated within the Lambhill area of Glasgow. The retail precinct is accessed from the A879 Balmore Road which is a busy arterial route which connects the North and South of Glasgow. This main arterial route benefits from a high volume of vehicular passing traffic. The subjects are situated within a densely populated residential area and the retail precinct serves the local residents well.

DESCRIPTION

The subjects comprise a large regular shaped retail unit which formally traded as a convenience store. The accommodation comprises a main open plan retailing space extending to 10m in width and 12m in depth. There is a further storage area towards the rear of the unit where there are staff welfare facilities. There is a back door which leads to a service lane at the rear of the property and is beneficial for bringing stock into the unit. The property benefits from a prominent glazed frontage which allows a high degree of natural daylight into the premises.

Internally, the unit comprises a concrete floor with a tiled finish and suspended ceiling with strip lighting. The premise offers flexible space and may be suitable for a number of occupier's subject to necessary consents.

Surrounding occupiers within the retail complex include One O One Off Sales, Dental practice, Optometrist, Chinese takeaway, Fish and chip shop and a unisex hair salon.

ACCOMMODATION

From measurements taken on site and in accordance with the RICS code of measuring practice (6^{th} edition), we calculate the subjects extend as follows:

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Commercial Agency • Commercial Valuation • Development & Trade Related Appraisals • Building Consultancy Development & Investment Consultancy • Acquisitions • Dispute Resolution • Rent Reviews Compulsory Purchase & Compensation • Rating • Property Management • Commercial EPC



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Unit 3, 6 Kings Place, Glasgow, G22 6LL

RENT

Our client is seeking offers in excess of **£17,000 per annum** excluding VAT for the benefit of a lease on standard commercial terms incorporating regular upwards only rent reviews.

RATING

The premises are entered in the current Valuation Roll with a rateable value of **£10,000.**

As the rateable value is below £15,000, the property will currently benefit from a zero rates liability in terms of the Small Business Bonus scheme, if the occupier meets the required criteria.

PLANNING

We understand that the property has planning consent for its existing use (Class 1 Retail Consent). The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any tenant to satisfy themselves in this respect.

EPC

The property has an EPC rating of G.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Please note that each party will be responsible for their own reasonably incurred legal costs relative to the transaction.

VIEWING

For further information or viewing arrangements please contact the sole agents:

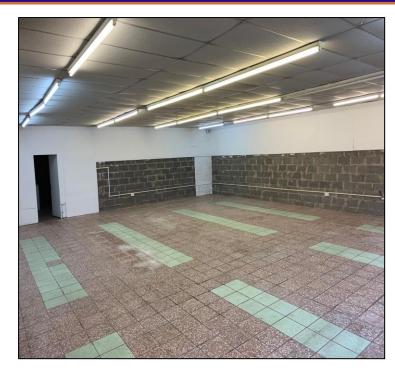
A Shepherd Chartered Surveyors, 5th Floor, 80 St. Vincent Street, Glasgow, G2 5UB

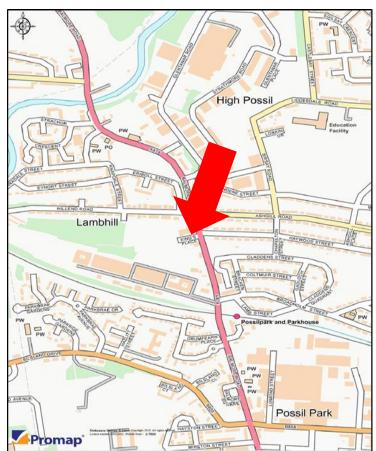
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