



- 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 0 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<sup>th</sup> edition), we calculate the subjects extend as follows:

**NIA : 135.24 sq m (1,456 sq ft)**



## 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

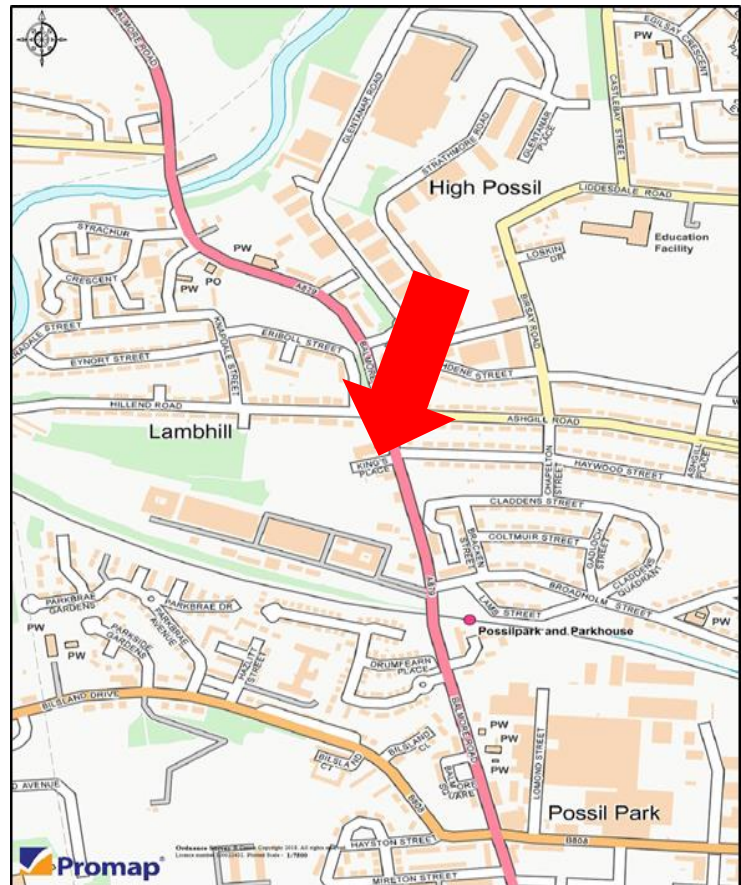
For further information or viewing arrangements please contact the sole agents:

A Shepherd Chartered Surveyors,  
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Revised publication: March 2019