



Restaurant / Café unit with Class 3 consent

Rent: £9,500 per annum

NIA: Ground 795 sq ft

Location

Glasgow is Scotland's largest city and has a population of approximately 600,000 and a wider catchment area in the order 2 million people. The surrounding area forms a popular residential area in close proximity to the city centre.

The premises are located on the east side of Gorbals Street, on the ground floor of a multi-let modern office building. The immediate area has undergone significant regeneration with hundreds of new homes and residential units recently built opposite along with the redevelopment of the Citizens theatre which is scheduled to re-open at the end of this year. A new convenience store has opened next door.

Accommodation

The premises form part of a larger office building and comprise an open plan ground floor unit with kitchen and ancillary accommodation to the rear.

The premises extend to the following approximate areas:

Ground Floor: 795 sq ft / 73.0 sqm

Rent

Offers of £9,500 pa exclusive are invited.

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: £7,000
UBR (2020/21): £0.498
Rates Payable: £3,486 pa

The RV is below the £12,000 threshold therefore for ratepayers with only one non-domestic property there is 100% relief ie no rates payable.

Service Charge

Further information on request.

Planning

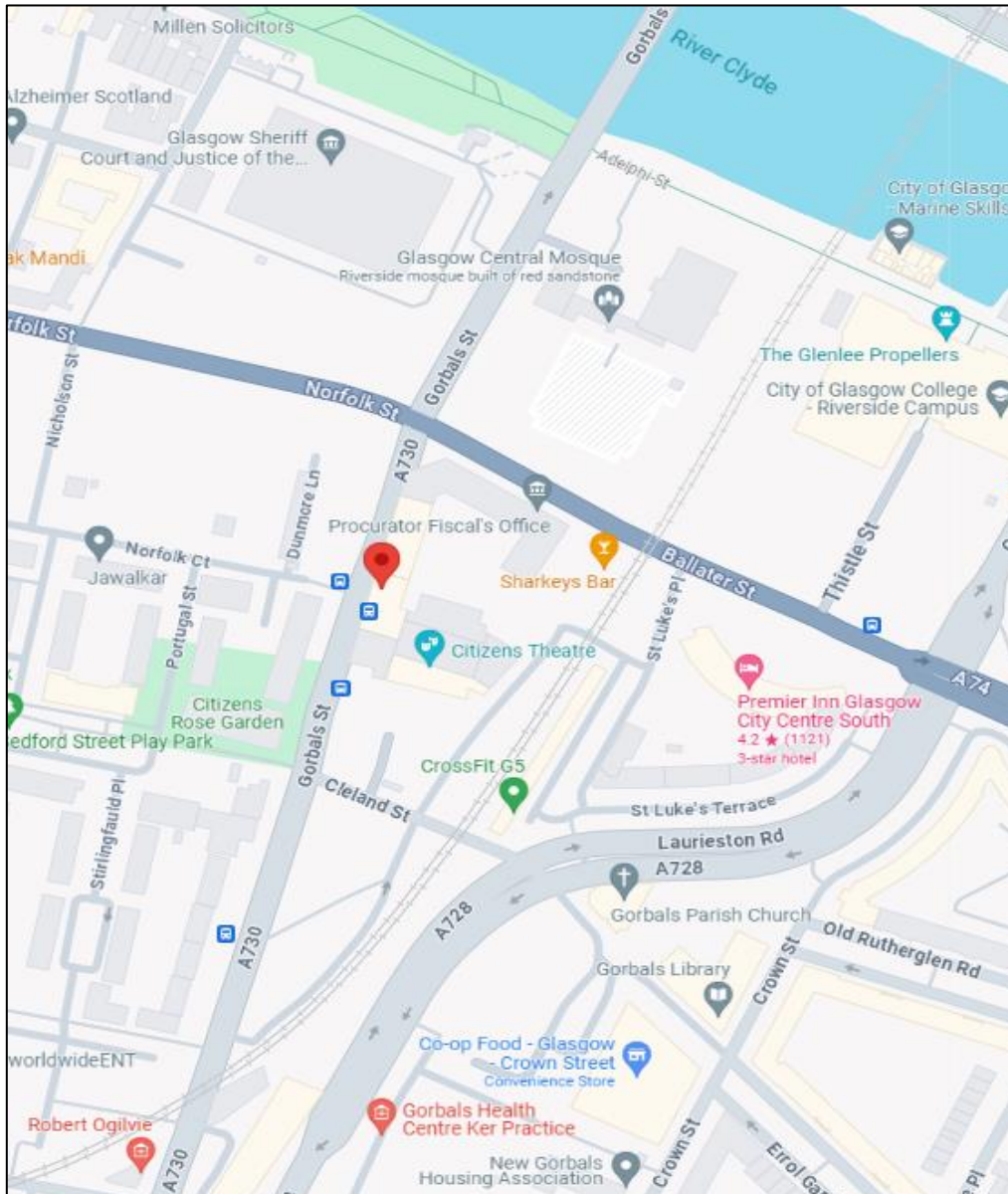
We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 3 (restaurant and café) consent. Interested parties are advised to speak directly to the Local Planning Authority.

EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the incoming tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



Viewing strictly by appointment with BRITTON PROPERTY

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