



## Prime Retail Unit

Located in busy southside suburb

Rent: o/o £35,000pa

NIA: Ground 811 sq ft / Basement 818 sqft

## Location

Glasgow is Scotland's largest city and has an immediate population of approximately 600,000 and a wider retail catchment in the order of 2 million people.

The surrounding area of Shawlands forms one of the most popular and affluent residential areas in Glasgow comprising a high proportion of students and young professionals

The subject property is located in the prime section of Pollokshaws Road, which is the principle shopping street for the Shawlands area. Pollokshaws Road benefits from high footfall and passing road traffic with nearby occupiers including; Subway, Café Strange Brew, Paesano, PDSA, The Granary, Greggs, Virgin Money, Co-op and Cats Protection.

## Accommodation

The subjects comprise a retail unit forming the ground floor and basement of a traditional three storey blonde sandstone tenement building beneath a pitched, concrete tiled roof.

Internally the ground floor is fitted to a high specification with staff and wc / kitchen facilities located in the basement.

The premises extend to the following approximate areas:

Ground Floor: 811 sq ft / 75.35 sqm

Basement: 818 sq ft / 76.0 sqm

## Rent

Offers over £35,000pa exclusive are invited.

## Lease

The subjects are available on a new FRI lease.

## Rates

Rateable Value: £22,500

## Planning

The subjects currently benefit from Class 1A consent and can therefore be used for retail/office use. 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 ingoing 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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