



## Retail / Office Premises

### On-street parking

**Rent: O/O £11,500 per annum**

**NIA: Ground 867 sq ft**

## Location

The premises are located on Govan Road, on the corner with Shaw Street. The Govan area is located approximately 2.5 miles, 10 minutes drive, south-west of Glasgow city centre. Nearby is Govan Cross Shopping Centre which extends to 65,000sqft and comprises 21 shops.

The surrounding area continues to grow with 400 new homes planned in the next 3 years. In addition, the new £30m pedestrianised bridge linking Govan with the Riverside Museum at Partick on the north side of the River Clyde has opened.

## Accommodation

The premises comprise the ground floor of a 4 storey red sandstone tenement building. The ground floor benefits from a double windowed shopfront with a return frontage onto Shaw Street.

The ground floor is fitted out as an office premises with reception area at the front with separate office rooms behind. The kitchen and ancillary accommodation are located to the rear.

The premises extend to the following approximate areas:

Ground Floor: 867 sq ft / 80.52 sqm

## Rent

Offers over £11,500 pa exclusive are invited.

## Lease

The subjects are available on a new FRI lease.

## Rates

Rateable Value: £9,300

UBR (2024/25): £0.498

Rates Payable: £4,631 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.

## Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1a 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 ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



**BRITTON**  
PROPERTY

**To Let**

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**Viewing strictly by appointment with BRITTON PROPERTY**

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