kirkstone

TO LET

Takeaway

100 DAVID STREET, GLASGOW, G40 2UH

The subjects comprise a ground floor Class 3 cafe premises which sits under a flat roof

- Close to Forge Retail Park
- Ample free parking
- Good transport links
- Alternative use potential
- Potential rates exemption
- No VAT payable on the rent



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LOCATION

Glasgow is Scotland's largest city and is situated in the central belt and on the west coast. There are four main motorways which run through the city putting it at the hub of Scotland's road network.

The subject property is located within the Bridgeton area of Glasgow's East End, around 1.5 miles east of Glasgow City Centre. The property is situated on the west side of David Street close to its junction with Crownpoint Road.

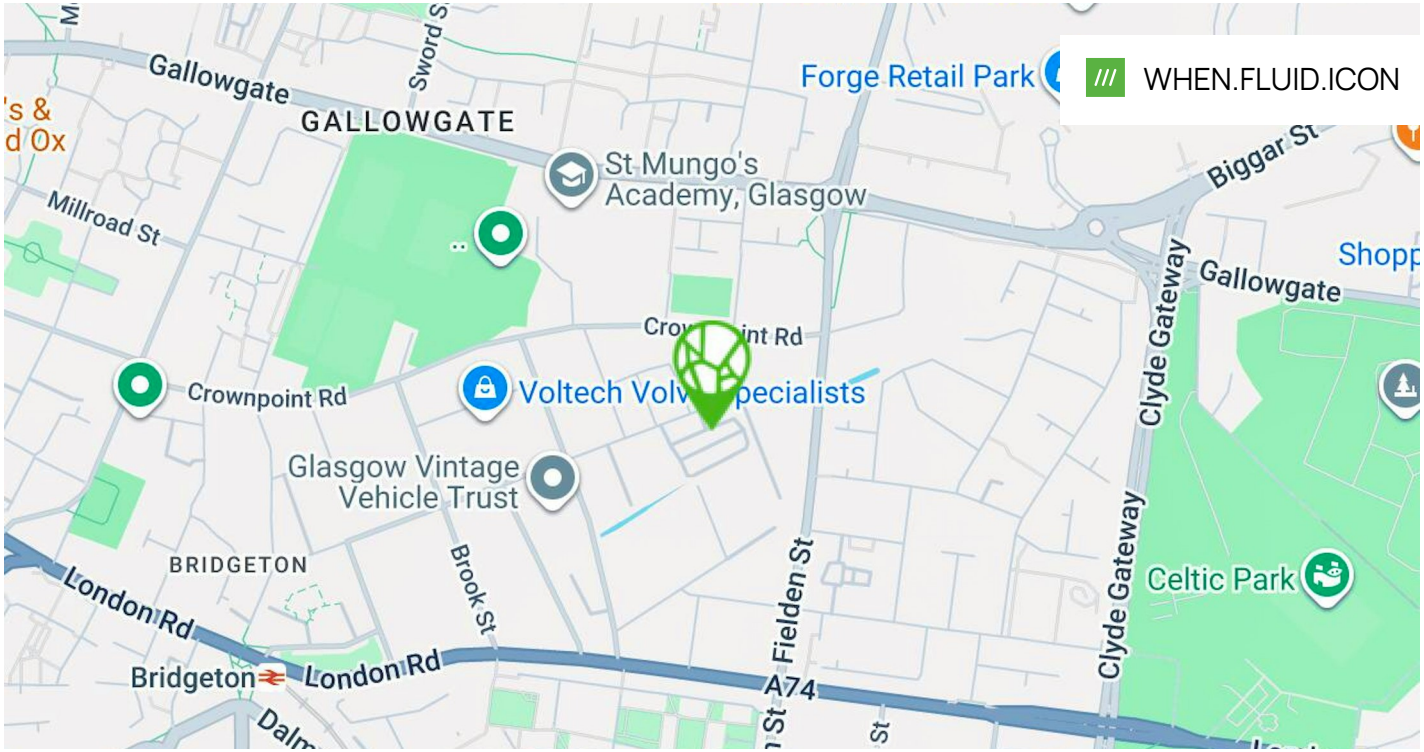
Bus connections are available on nearby Fielden Street (B763) and Bridgeton train station takes less than 2 minutes drive to reach.

Nearby occupiers include BMW Mini Services, Generation Health & Fitness and Screwfix.

DESCRIPTION

The subjects comprise a ground floor Class 3 cafe premises which sits under a flat roof. The cafe is accessed via a single pedestrian door which leads into the sales area. The ceiling and walls are of plaster/paint. The floor is covered in screed. Artificial lighting is provided by round LED lighting.

Free parking is available at the front of the property.





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Mary's
KITCHEN
SIT IN OR TAKE AWAY
GENERATION
HEALTH & FITNESS

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ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Restaurant / Cafe	479	44.50

LEASE TERMS

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £10,800 per annum. Full quoting terms are available upon request.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £4,200. The occupier may be eligible for rates relief, subject to status.

EPC

E (78)

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

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