TO LET - RETAIL

168 KILMARNOCK ROAD

SHAWLANDS, GLASGOW, G41 3PG

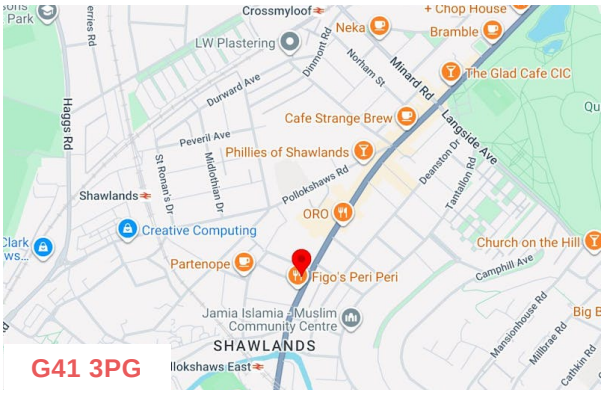


KEY HIGHLIGHTS

- 771 sq ft
- Available for immediate occupation
- New FRI lease available - £19,500 pa - no VAT
- Neighbouring occupiers Corum, Rettie, Slater Hogg, Allen & Harris, Figo's Peri Peri, Shawlands Post Office
- Prime corner dobuled fronted Class 1A premises with return frontage
- Located within the popular Shawlands area of Glasgow's South Side
- On-street parking provided

SUMMARY

Available Size	771 sq ft
Rent	£19,500 per annum
Rateable Value	£13,500 Rates payable £2,435.06
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



G41 3PG







DESCRIPTION

Highly prominent double-fronted ground floor Class 1A premises with return frontage.

Internally provides main open-plan retail space with storage area to the rear and WC.

Mains supplies to gas, water and electricity provided.

LOCATION

The subjects are located within the popular Shawlands area of Glasgow's South Side just 2 miles south of the city centre.

More specifically the subjects occupy a prominent corner position on the west side of Kilmarnock Road at its junction with Trefoil Avenue.

On-street parking is provided to the front of the property as well as the surrounding streets.

Pollokshaws East Railway Station is a 5 minute walk south whilst regular bus services operate on Kilmarnock Road.

Neighbouring occupiers Corum, Rettie, Slater Hogg, Allen & Harris, Figo's Peri Peri and Shawlands Post Office.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	771	71.63	Available
Total	**771**	**71.63**	

VIEWING & FURTHER INFORMATION

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