TO LET - RETAIL

1026 POLLOKSHAWS ROAD

SHAWLANDS, GLASGOW, G41 2HG

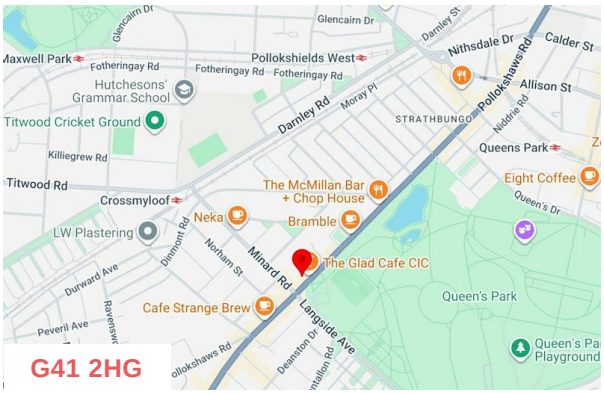


KEY HIGHLIGHTS

- 520 sq ft
- Highly prominent Class 1A premises
- Available on new FRI lease - £16,500 pa - no VAT
- Nearby occupiers include KoKo, Paesano, Caledonian Lock & Safe, Morning Rush Coffee, The Glad Cafe, Stephen O'Neil Art and I-Repair,
- Available from October 2026
- Situated at busy intersection benefitting from high footfall and vehicular traffic
- Eligible for 100% rates relief under Small Business Bonus Scheme

SUMMARY

Available Size	520 sq ft
Rent	£16,500 per annum
Rates Payable	£4,810 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme
Rateable Value	£10,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



DESCRIPTION

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

Externally benefits from large traditional shopfront with customer entrance.

Internally provides bright open-plan accommodation to the front with storage / beauty room to the rear complete with WC.



LOCATION

The subjects are located within the popular Shawlands area of Glasgow's South Side just 2.5 miles south of the city centre.

More specifically the subjects command a highly prominent position on the west side of Pollokshaws Road by its intersection with Minard Road & Langside Drive with high levels of footfall and vehicular traffic.

On-street parking is provided on Pollokshaws Road as well as the surrounding streets.

Regular bus services operate on Pollokshaws Road whilst Crossmyloof Railway Station is a 5 minute walk west.

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ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	520	48.31	Under Offer
Total	**520**	**48.31**	



VIEWING & FURTHER INFORMATION

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