TO LET - RETAIL

574 MARYHILL ROAD

GLASGOW, G20 7EE



KEY HIGHLIGHTS

- 630 sq ft
- Situated on busy main arterial route
- Available on new FRI lease - £12,500 pa - no VAT
- Neighbouring occupiers include Cafe D'Jaconelli, Co-op Funeral Care, Vault Hair & Beauty, The Mattress Shop and North Park Pharmacy
- Fully fitted laundry shop / Class 1A premises
- Located just 1 mile north of Glasgow City Centre
- Eligible for 100% rates relief

SUMMARY

Available Size	630 sq ft
Rent	£12,500 per annum
Rates Payable	£3,992.30 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£8,300
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Ground floor double fronted Class 1A premises that are fully fitted as a laundry shop but can be used for a variety of uses including office, salon, clinic, retail, showroom etc.

Externally benefits from two large display windows with customer entrance.

Internally provides bright open-plan accommodation to the front with tea-prep and WC to the rear.

LOCATION

The subjects are located within the Maryhill area of Glasgow just 1 mile north of the city centre.

More specifically the subjects command a highly prominent position on the north side of Maryhill Road (A81) where it joins with Garscube Road.

Maryhill Road is a busy main arterial route with high volumes of passing traffic connecting with the West End, Bearsden and Milngavie travelling north.

Regular bus services operate on Maryhill Road whilst St Georges Cross and Kelvinbridge Underground Stations are a 15 minute walk away south.

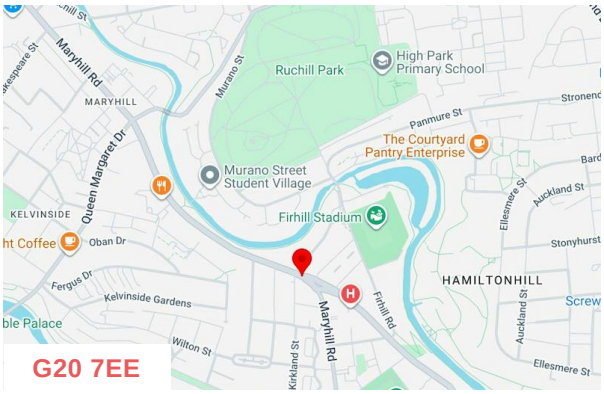
On-street parking is provided.

Neighbouring occupiers include Cafe D'Jaconelli, Co-op Funeral Care, Vault Hair & Beauty, The Mattress Shop and North Park Pharmacy.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	630	58.53	Under Offer
Total	**630**	**58.53**	







VIEWING & FURTHER INFORMATION

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