TO LET - RETAIL

440 VICTORIA ROAD

GLASGOW, G42 8YU



KEY HIGHLIGHTS

- 3,000 sq ft
- Substantial Class 1A premises
- New FRI lease available - £38,000 per annum
- Available for immediate occupation
- Located on prime section of Victoria Road
- Neighbouring occupiers include Tesco, Boots, Savers, Sainsburys, Oxfam, Slam Burger, Admiral Gaming and Greggs

SUMMARY

Available Size	3,000 sq ft
Rent	£38,000 per annum
Rates Payable	£10,702.25 per annum
Rateable Value	£22,250
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

The subjects comprise substantial ground floor class 1a premises forming part of a larger tenement building.

Externally benefits from a double shopfront with central customer entrance protected by security shutter.

Internally the subjects provide fully open-plan retail space to the front complete with rear storage space, staff breakout and welfare facilities.

LOCATION

The subjects are located within the Govanhill area of Glasgow's South Side just 1.5 miles south of the city centre.

Victoria Road is the main retail thoroughfare of Govanhill and the subjects command a 100% prime position on the west side between its junctions with Allison Street and Prince Edward Street.

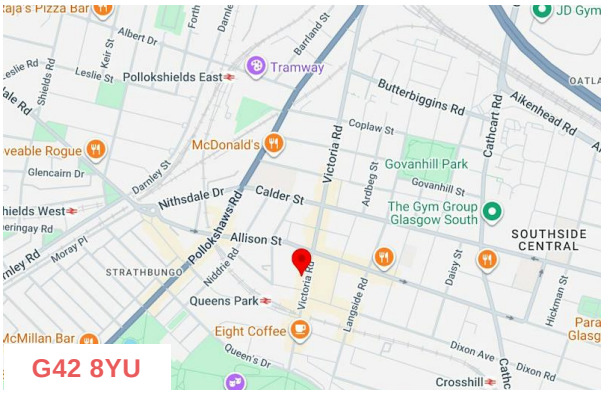
Regular bus services operate on Victoria Road whilst Queens Park Railway Station is a 2 minute walk south.

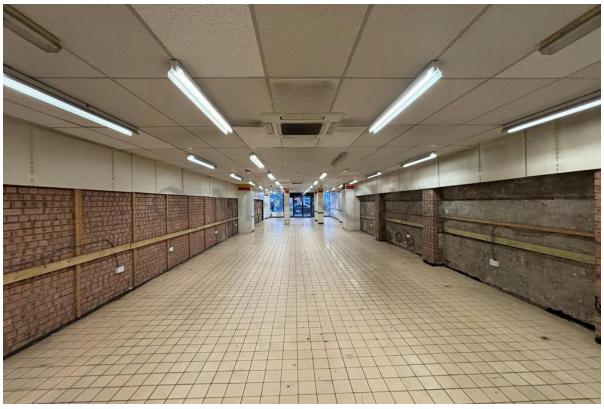
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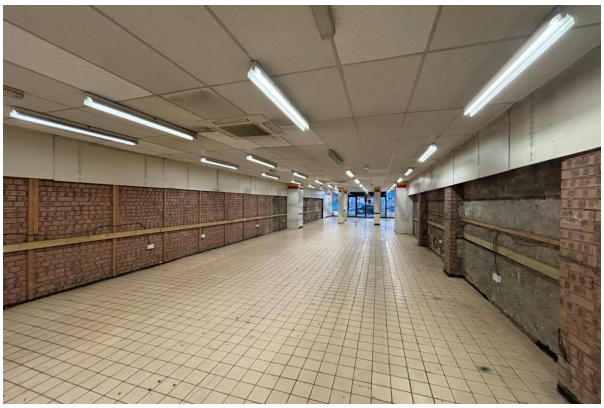
ACCOMMODATION

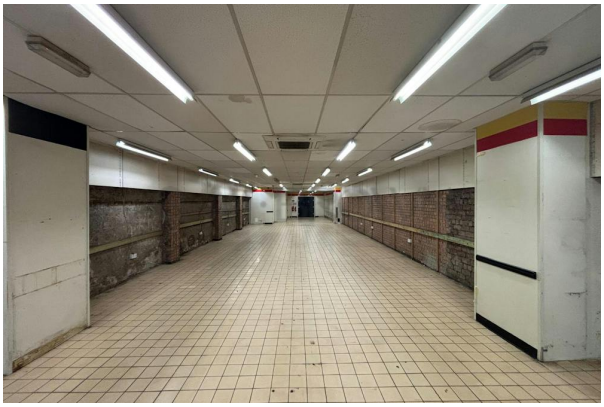
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,000	278.71	Available
Total	**3,000**	**278.71**	









VIEWING & FURTHER INFORMATION

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