DALKIN + CO

TO LET

SMALL LOCK UP SHOP UNIT

REFURB JUST COMPLETED AND NEWLY DECORATED THROUGHOUT

POTENTIALLY RATES FREE

348a DUKE STREET
GLASGOW
G31 1RB

Standard Buildings, 94 Hope St, Glasgow G2 6PH
colin@dalkinandco.com

07766 203 213

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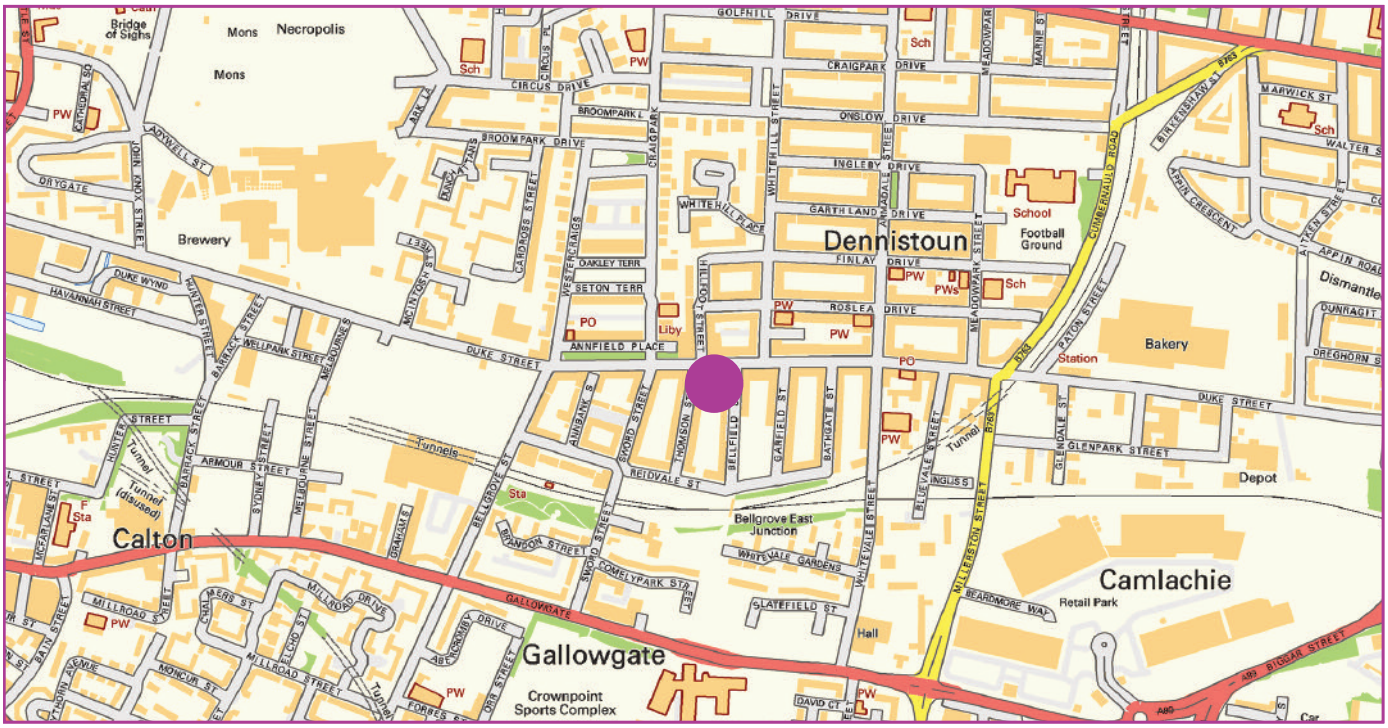

Location

The shop unit is located on the south side of Duke Street close to its junction with Thomson Street and directly opposite Hillfoot Street in the Dennistoun area of Glasgow lying about 2 miles east of the City Centre.

Duke Street is one of the main arterial roads linking the City Centre to the the East End with Parkhead nearby.

Dennistoun is an up and coming area proving attractive with students and young first time buyers.

The surrounding area has seen a number of new residential developments built in the last few years.

Nearby traders include many traditional names such as BOOTS; GREGGS; SUBWAY ; WILLIAM HILL; SUNSET BEACH along with a variety of charity shops and a number of traditional pubs and restaurants such as COIAS but also a large number of new coffee shops , bars and restaurants such as FRANKS; TIBO; GROSSO + ZENNOR COFFEE are in the immediate vicinity.

Description

The subjects comprise a small lock up shop contained within a 3 storey blonde sandstone tenement building with pitched and tiled roof.

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Accommodation

Frontage	11`0 (3.4 m) approx
Depth	28`9 (8.7m) approx

TOTAL NET GROUND FLOOR AREA
323 sqft (30sqm) approx

Toilet facilities are available at the rear of the shop sales area.

There is also a small cupboard at the back of the shop suitable for storage.

Rateable Value
The subjects have a current rateable value of £7,100.

As the RV is below the threshold then it may be possible to claim 100% Small Business rates relief - further details on request.

Rent
Offers over £10,000 per annum are invited.

Lease
The subjects are offered on a new lease basis.

The minimum period of lease is 5 years but longer term leases will be considered - details on request.

EPC
An EPC will be provided.

Legal Costs
Each party will pay their own legal costs.

Entry
Immediate entry is available.

Anti Money Laundering
In accordance with anti - money laundering regulations 2 forms of identification along with a home address and information to confirm the source of funding will be required from the successful buyer or new tenant.

Viewing & Further Information
By arrangement. Please contact the agent.

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October 26

Dalkin + Co give notice to anyone who may read these particulars as follows:

(i) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents, or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required.