Ryden

TO LET

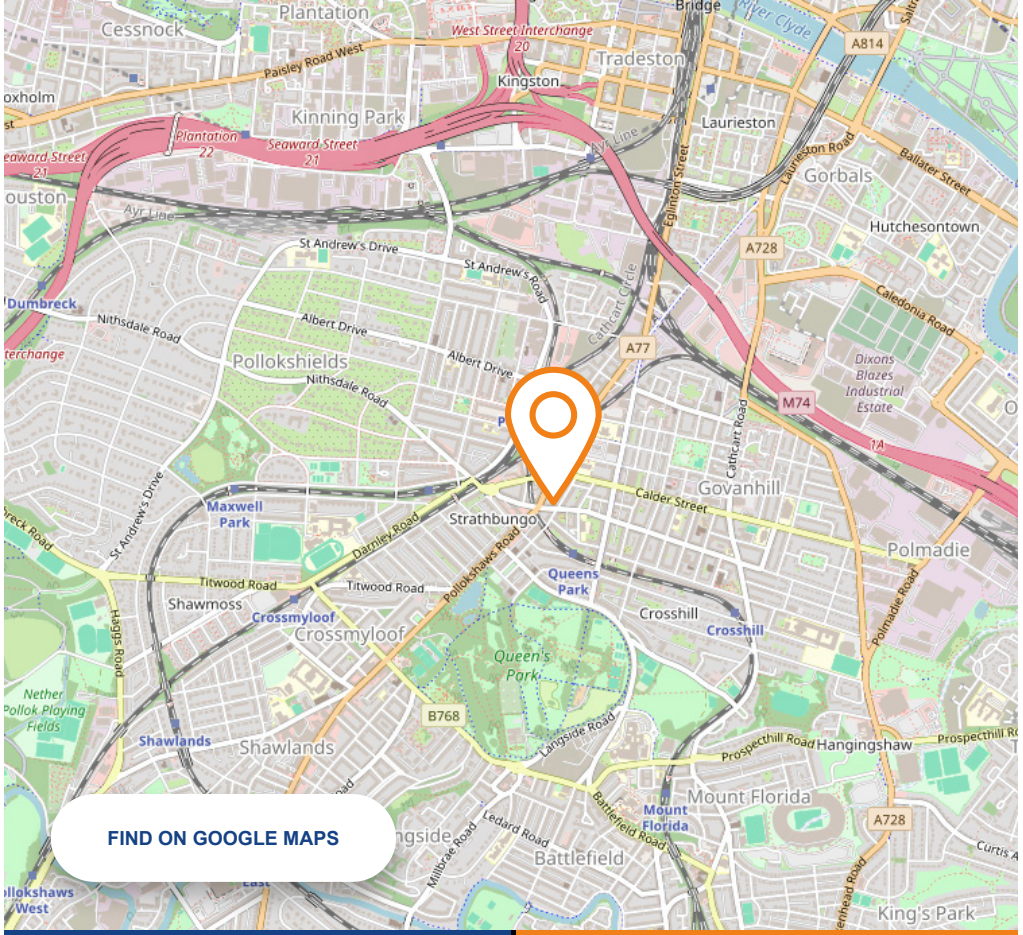
RETAIL UNIT
14 SQ M (154 SQ FT)



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611 POLLOKSHAWS ROAD
GLASGOW
G41 2QG

- RARE OPPORTUNITY
- LOCATED WITHIN A VIBRANT NEIGHBOURHOOD
- HIGHLY VISIBLE LOCATION
- IMMEDIATE ENTRY
- NEW LEASE AVAILABLE
- £6,000 PA EXCLUSIVE
- RATES FREE TO QUALIFYING TENANTS



PROMINENT LOCATION ON BUSTLING ARTERIAL ROUTE

14 SQ M (154 SQ FT)

LOCATION

Positioned prominently along one of Glasgow Southside's busiest arterial routes, the property sits in a vibrant, high-footfall retail parade at the crossroads of Strathbungo, Pollokshields and Queen's Park, approximately 1.5 miles to the south of Glasgow City Centre.

The area enjoys excellent transport links, with Queens Park and Pollokshields East railway stations both a short walk away together with regular bus routes. In addition, the property benefits from continuous passing trade generated by neighbouring independent cafés, bars, salons, and specialist retailers, as well as strong residential density and steady visitor traffic to nearby Queen's Park

DESCRIPTION

The subjects comprise a mid-terraced, single storey retail unit within a four storey traditional tenement building.

The accommodation comprises a main sales area to the front with kitchen and WC to the rear.

ACCOMMODATION

The subjects have the following approximate area:-

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	14	154
TOTAL	14	154

EPC

A copy of the certificate is available upon request.

RENT

£6,000 per annum exclusive.

LEASE TERMS

The subjects are available on a new Full Repairing and Insuring basis for a term to be agreed.

RV

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £2,800, which makes it potentially eligible for 100% rates relief under the Scottish Government's Small Business Bonus Scheme. Intereated parties should make their own enquiries tot he Local Council.

PLANNING

The subjects have a Class 1A (retail) use, however other uses may be considered subject to planning.

ENTRY

Upon agreement.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.











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RATES FREE FOR QUALIFYING TENANTS



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GET IN TOUCH

Please get in touch with our letting agent for more details.

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