

Culverwell

PROPERTY CONSULTANTS

TO LET

- HIGHLY PROMINENT RETAIL PREMISES/OFFICES ■
 - AVAILABLE AS A WHOLE OR CAPABLE OF SUB-DIVISION ■
- 14 MOSS-SIDE ROAD, SHAWLANDS CROSS
GLASGOW G41 3TL**

LOCATION

Shawlands is a busy suburb of Glasgow located approximately 2 miles south of the city centre. The area benefits from a high density of residential dwellings and a vibrant local community.

The subjects occupy a highly prominent position at Shawlands Cross at the junction with Kilmarnock Road and Moss-Side Road. Kilmarnock Road is one of the main arterial routes in the south side of Glasgow and therefore benefits from an extremely high volume of passing traffic. There is a variety of occupiers in the immediate vicinity including **Co-op Supermarket, Clydesdale Bank, Bank of Scotland, Greggs, Oddbins** and a variety of local traders and restaurants/public houses. There is also a high density of residential and tenement flats in the area.

Shawlands Academy is also situated immediately opposite the subjects.

DESCRIPTION

The subjects are arranged over ground and first floors. The ground floor provides mainly retail accommodation with storage. There is office accommodation on the ground and first floors. There is a separate access to the offices adjacent to the shop entrance.

It is possible to reconfigure the premises to extend the existing retail accommodation by taking away some of the ground floor office space. This would provide an extensive ground floor retail unit with first floor offices benefitting from a separate ground floor entrance.

Alternatively the premises are available as a whole.

The existing accommodation provides the following dimensions and areas:

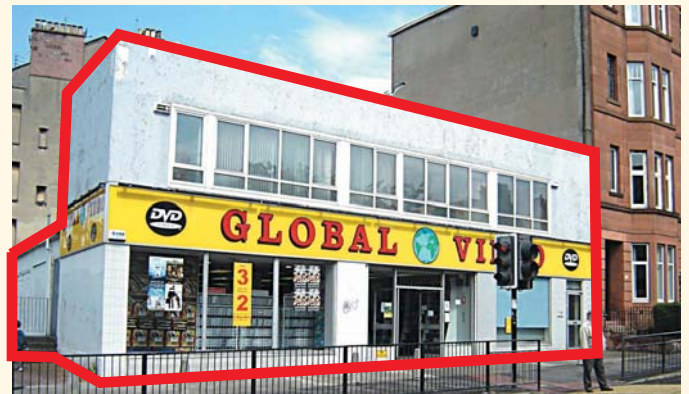
Retail Unit

Gross Frontage	33 ft 6 ins	(10.25 m)
Net Frontage	33 ft 1 ins	(10.10 m)
Internal Width	33 ft 1 ins	(10.10 m)
Shop Depth	96 ft 8 ins	(29.5 m)

Ground Floor (GIA) 4956 sq ft (459.49 sqm)

Offices

Ground Floor	584 sqft	(54.25 sqm)
First Floor	463 sqft	(43.00 sqm)



RATING

We understand the subjects are entered in the Valuation Roll as follows:

Retail Unit RV £19,700 / Offices RV £8,550

RENT

The rent for the accommodation is available upon request dependent upon the exact size requirements.

LEASE TERMS

The property is available on the basis of a new long term full repairing and insuring lease subject to 5 yearly upward only rent reviews.

PLANNING

The property benefit from Class 1 Retail consent and Office consent. The subjects are however suitable for a variety of alternative uses and interested parties are advised to make their own enquiries direct with the local Planning Department.

LEGAL COSTS

Each party will be responsible for their own legal costs with the tenant responsible for Stamp Duty Land Tax and VAT incurred thereon.

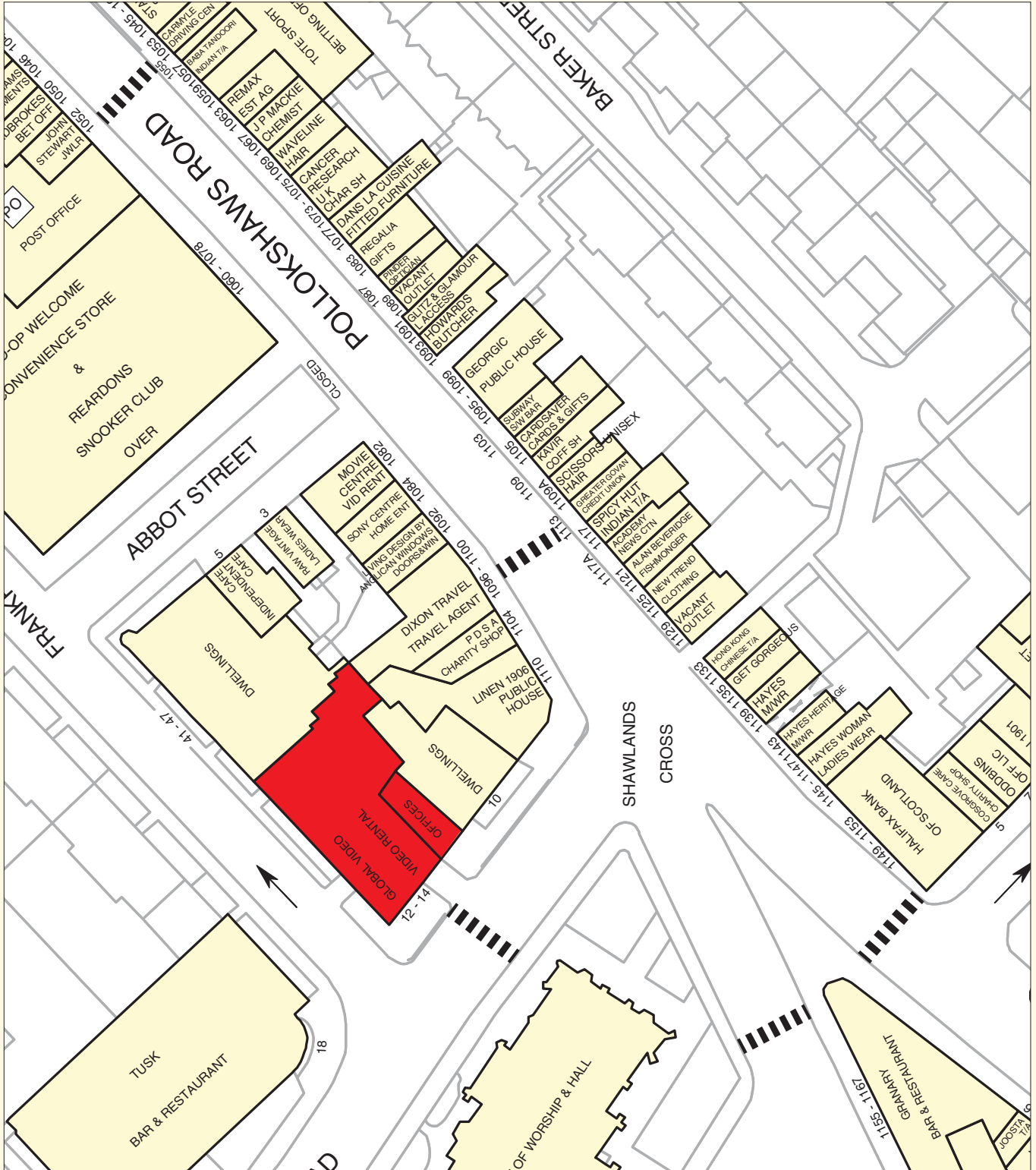
ENTRY

By agreement.

VIEWING & FURTHER INFORMATION

Viewing is strictly by appointment

Please contact John Miller on 0141 248 6611.
john@culverwell.co.uk



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