

Culverwell

PROPERTY CONSULTANTS

PROMINENT RETAIL UNIT TO LET

1063 POLLOKSHAWS ROAD, SHAWLANDS, GLASGOW, G41 3YF

LOCATION

Shawlands is a busy suburb of Glasgow and is located approximately 3 miles south of the city centre. Pollokshaws Road forms part of the main high street retail thoroughfare in the south side of Glasgow.

The property occupies a prominent position on Pollokshaws Road close to Shawlands Cross and is surrounded by several national occupiers including the Co-operative, Ladbrokes, Betfred and Di Maggio's.

DESCRIPTION

The subjects comprise a double windowed retail unit arranged over ground floor only within a 5 storey tenement building under a pitched and slated roof. We estimate the subjects provide the following approximate dimensions and areas:

Gross Frontage	16 ft 8 ins	5.083 m
Net Frontage	14 ft 9 ins	4.505 m
Ground Floor	544 sq ft	50.60 sq m

RATING

We have been verbally advised by the local Assessor's Department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£13,400
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.426

PLANNING

We understand that the property currently benefits from Class 3 (Restaurant/Cafe) consent, subsequently the property may also be suitable for Class 2 (Office) use and Class 1 (Retail) use. Further details available upon request.

RENT

Offers in excess of £18,000 per annum, exclusive of VAT are invited.



LEASE TERMS

The property is available on the basis of a new long term full repairing and insuring lease for a minimum term of 10 years, incorporating 5 yearly upward only rent reviews.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. The ingoing tenant will be responsible for any Stamp Duty Land Tax and any VAT incurred thereon.

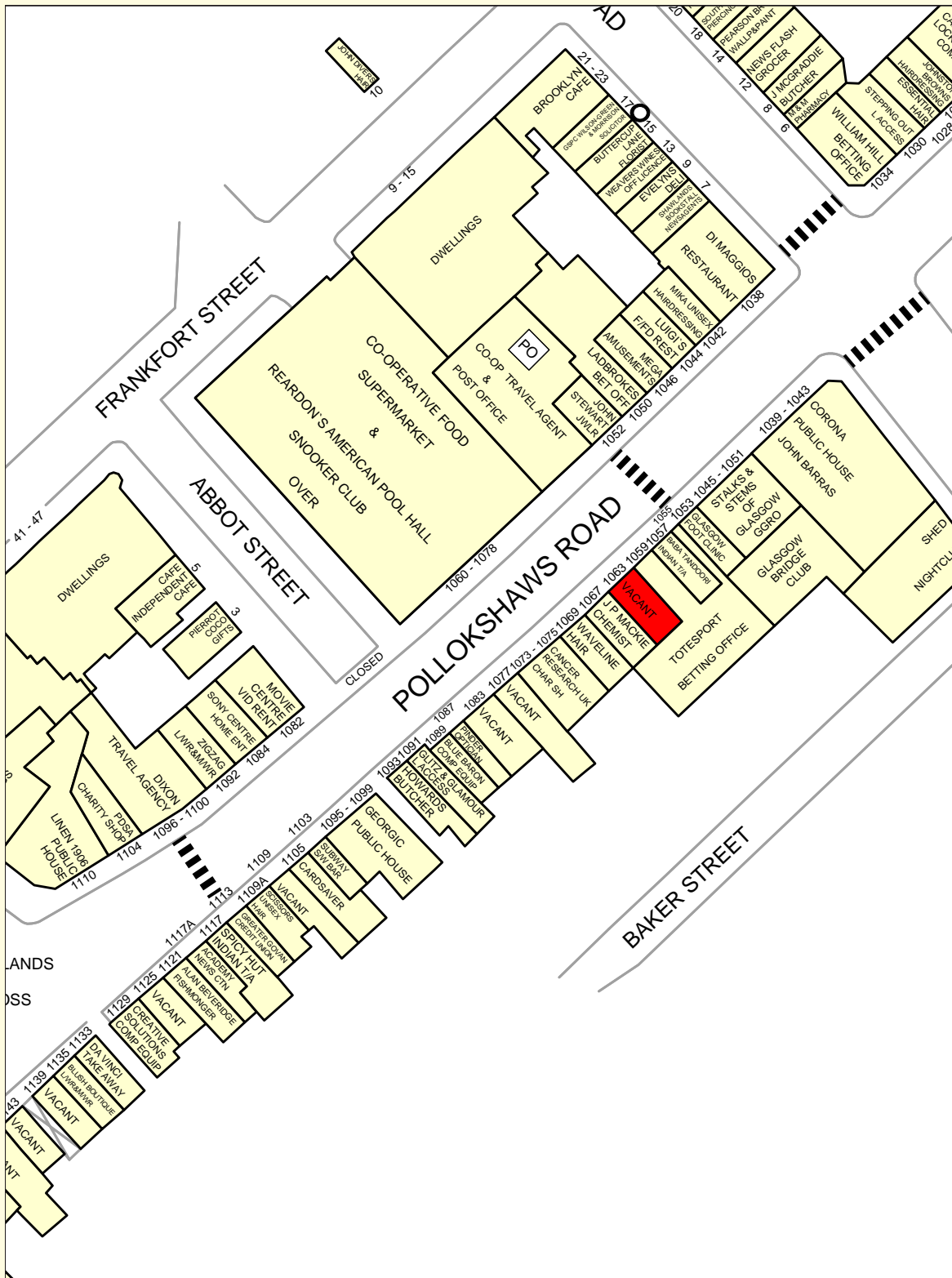
ENTRY

By agreement.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: David O'Shea
Tel: 0141 248 6611
Email: david.oshea@culverwell.co.uk



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