

Culverwell

PROPERTY CONSULTANTS

PROMINENT RETAIL UNIT TO LET / MAY SELL

13 KILMARNOCK ROAD, SHAWLANDS, GLASGOW G41 3YN

LOCATION

Shawlands is a busy suburb of Glasgow located approximately 3 miles south of the city centre. The subject area forms the main high street retail thoroughfare in the south side of Glasgow. Kilmarnock Road also serves as one of the main arterial routes through the area.

The property occupies a prominent position on Kilmarnock Road, close to Shawlands Cross and is surrounded by numerous national occupiers including Greggs, Cheque Centres, Clydesdale Bank, Semi Chem and Thomas Cook.

DESCRIPTION

The subjects comprise a retail unit arranged over ground and basement floors. We estimate the subjects provide the following approximate dimensions and areas:

Gross Frontage	11 ft 43 in	3.42 m
Net Frontage	10 ft 5 in	3.17 m
Ground Floor	194 sq ft	18.02 sq m
Basement	250 sq ft	23.23 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	£9,600
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.426

PLANNING

We understand that the property currently benefits from Class 1 (Retail) consent. Interested parties are advised to make their own enquiries directly with the local Planning Department.

RENT

£12,000 per annum, exclusive of VAT.

LEASE TERMS

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



PRICE

Alternatively, our clients would consider selling their heritable interest. Offers in excess of £150,000 excluding VAT are invited.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. The incoming 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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