

# Culverwell

PROPERTY CONSULTANTS

## TO LET

### PROMINENT RETAIL UNIT

170 COPLAND ROAD, IBROX, GLASGOW G51 2UE

#### LOCATION

The subjects are located within the Ibrox area of Glasgow approximately 3 miles south west of the city centre. The property is situated on the western side of Copland Road, close to its junction with Harrison Drive and within close proximity to Ibrox stadium.

#### DESCRIPTION

The property comprises a ground floor retail unit forming part of a traditional four storey tenement building providing the following approximate dimensions and areas:

Net Frontage	17 ft 1	5.21 m
Gross Frontage	21 ft 1	6.43 m
Internal Width	18 ft	5.48 m
Shop Depth	24 ft 8	7.56 m

Ground Floor Area	675 sq ft	62.71 sq m
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#### RATING

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

Rateable Value	£3300
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.458

#### PLANNING

We understand that the property currently benefits from Class 1 Retail consent although have potential for alternative use including hot food takeaway (subject to planning permission) Interested parties are advised to make their own enquiries directly with the local Planning Department.

#### RENT

£10,000 per annum exclusive of VAT, payable quarterly in advance.

16 GORDON STREET, GLASGOW G1 3PT TEL: 0141 248 6611 FAX: 0141 248 6612  
web:www.culverwell.co.uk

Misrepresentation Act 1967: See Important Note Overleaf



#### LEASE TERMS

The property is available on the basis of a new Full Repairing and Insuring lease for a negotiable term. Rent reviews will be every 5 years.

#### 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 Stamp Duty Land Tax and any VAT incurred thereon.

#### ENTRY

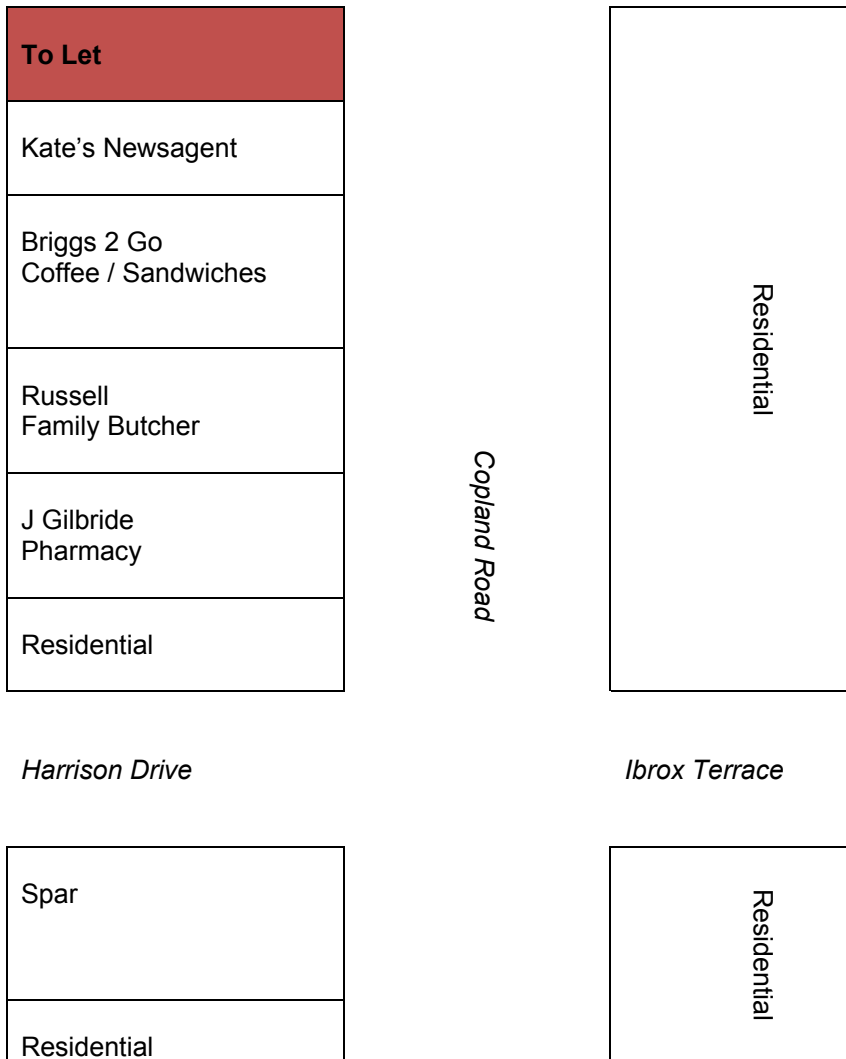
By agreement.

#### VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: John Miller or Katie Patterson  
Tel: 0141 248 6611  
Email: [john@culverwell.co.uk](mailto:john@culverwell.co.uk)  
[katie@culverwell.co.uk](mailto:katie@culverwell.co.uk)

**170 Copland Road, Ibrox, Glasgow**



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