

Culverwell

PROPERTY CONSULTANTS

On the instructions of TM RETAIL

LEASE FOR SALE

POTENTIAL FOR HOT FOOD TAKEAWAY/RESTAURANT USE

(subject to planning)

439 VICTORIA ROAD, GLASGOW

LOCATION

Victoria Road is situated approximately 2 miles south of Glasgow city centre and is one of the main arterial routes into Glasgow from the south of the city.

Victoria Road is a popular local retail thoroughfare serving residents of Queens Park, Crosshill and Govanhill. The subjects are located on the east side of the road and nearby occupiers include **Boots**, **Halifax**, **Johnson Cleaners**, **Farmfoods** and **Superdrug**. The attached plan shows the exact location of the premises.

DESCRIPTION

The premises comprise a ground floor retail unit contained within a traditional tenement sandstone parade.

The property provides a clear sales area to the front with storage and toilet facilities to the rear.

The property was previously a newsagent shop and the existing fittings and fixtures may be available to an incoming tenant.

ACCOMMODATION

We estimate that the property provides the following approximate dimensions and areas:

| | | |
|-------------------|-----------|------------|
| Gross Frontage | 14 ft 4 | 4.37 m |
| Net Frontage | 12 ft 4 | 3.76 m |
| Shop Depth | 27 ft 8 | 8.43 m |
| Ground Floor Area | 580 sq ft | 53.88 sq m |

RATING

We understand from the local Assessors Department that the subjects are entered in the Valuation Roll as follows:

| | |
|----------------|---------|
| Rateable Value | £11,100 |
| Rate Poundage | 46.1p |

LEASE TERMS

The subjects are held on a full repairing and insuring lease expiring on 27th February 2015 at a passing rent of £13,750 per annum.

TERMS

Our clients are seeking to assign the remainder of their leasehold interest or, alternatively, may consider a coterminus sub-let.



INCENTIVES

Subject to status, a rent free period may be available to an incoming tenant.

PLANNING

We understand that the subjects currently have a Class 1 Retails use however the local planning department have intimated that the premises may be suitable for hot food/restaurant use subject to a formal application. Interested parties are advised to make their own enquiries with the local planning department.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with the transaction with the ingoing tenants responsible for stamp duty, registration dues and VAT incurred thereon.

ENTRY

Immediate entry is available.

VIEWING

Viewing is strictly by appointment through John Miller or Fergus Maclennan on 0141 248 6611.

john@culverwell.co.uk
fergus@culverwell.co.uk

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| BARNARDOS |
| VACANT |
| OFF SALES |
| DONT FORGET |
| CAREERS LIBRARY |

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|----------------------|
| JIM BLAIR INSURANCE |
| DISCOUNT ALES |
| ANDREW MURRAY & SONS |
| VACANT |
| JOHNSON DRY CLEANERS |
| BUSINESS SHOP |
| GREETINGS BOX |
| VACANT |
| OXFAM |
| OLIVERS |
| SEMI-CHEM |
| CHEQUE CENTRES |
| BOOTS |
| HALIFAX |
| VACANT |
| GREGGS |

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| ABBEY NATIONAL |
| DM HOEY |
| POST OFFICE |
| BANK OF SCOTLAND |

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| PRINCE EDWARD STREET |
| ALISTAIR STEEL SHOES |
| VIDEO CITY |
| NEWSAGENT |
| OPTICIANS |
| BIG DEAL FANCY GOODS |
| ENTERPRISE AMUSEMENTS |
| FARMFOODS |
| SUPERDRUG |
| BELTON PERVEZ |
| HIGH STARS BUTCHERS |
| PHARMACY |
| CANCER |
| RESEARCH CAMPAIGN |
| KENNY McDUGAL |
| NEWSAGENTS |
| DRESS FOR LESS |
| TANKO |
| SPECDEALS |
| VICTORIA BAR |

August 2005

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