

# Culverwell

PROPERTY CONSULTANTS

## PROMINENT SHOP UNIT FOR SALE / TO LET 585 DUKE STREET, GLASGOW, G31 1PY

### LOCATION

Glasgow is Scotland's largest city and benefits from a population of around 660,000 people within an immediate estimated shopping catchment in excess of 2 million.

The subject premises occupy a prominent position on the north side of Duke Street, close to its junction with Whitevale Street. Duke Street is one of the main arterial routes in the East End of Glasgow and is approximately 3 miles from the city centre. The immediate area serves as a neighbourhood shopping parade. Nearby occupiers include Boots, Ladbrokes, PDSA and Paddy Power.

### DESCRIPTION

The subjects comprise a double windowed retail unit arranged over ground floor only within a substantial stone built three storey tenement building.

### ACCOMMODATION

The main dimensions and net internal area is as follows:

Gross Frontage	26 ft 9 in	8.16 m
Net Frontage	26 ft 1 in	7.96 m
Ground Floor	1,326 sq ft	123.1 sq m

### RATING

We have been verbally advised by the local Assessor's Department that the property is entered into the Valuation Roll as follows:

Rateable Value	£12,800
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.426

### PLANNING

We understand the subjects benefit from Sui Generis consent for hot food/takeaway. The property may also be suitable for a variety of alternative uses. Interested parties are advised to contact Glasgow City Council to verify this information.

### RENT

Offers in the region of £18,500 per annum are invited.

### LEASE TERMS

The unit is available on a new full repairing and insuring lease based on a term of 10 years, subject to 5 yearly upward only rent reviews.



### PRICE

Alternatively, offers of £180,000 are invited for our clients heritable interest in the property.

### LEGAL COSTS

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

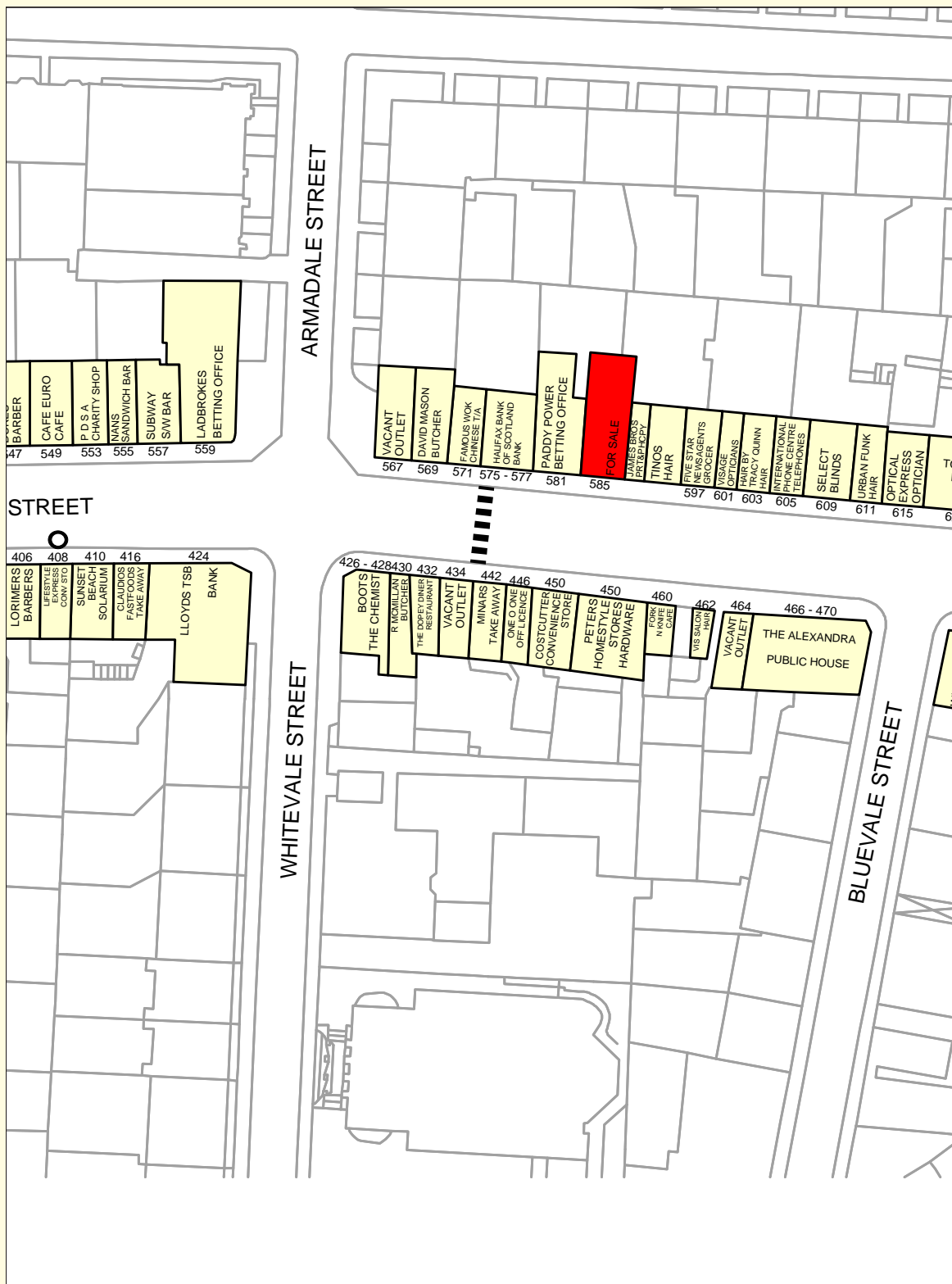
### ENTRY

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](mailto:david.oshea@culverwell.co.uk)



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