



## 1113 Pollokshaws Road, Glasgow, G41 3YH

- Located in Shawlands
- Popular suburban pitch
- Extends to approximately 41.89 sq.m. (451 sq.ft.)
- New FRI lease available
- Rental offers in excess of £12,000 per annum



## LOCATION

The subjects are located on the south side of the city approximately three miles south of the city centre in the Shawlands area of Glasgow. This part of the city is a large relatively wealthy suburb with a thriving food and beverage economy along with a number of local retailers and service-based operators. Neighbouring occupiers include Co-op, Subway, Betfred and Café Strange Brew.

More specifically, the subject property is located on the east side of Pollokshaws Road, close to its intersection with Kilmarnock Road and Moss-Side Road. The location benefits from strong transport links with numerous bus services provided on Pollokshaws Road and Crossmyloof railway station is within walking distance of the subject property.

## DESCRIPTION

The subjects comprise a mid-terrace ground floor retail unit forming part of a larger three-storey traditional tenement building of blonde sandstone construction beneath a pitched and concrete tile clad roof.

Externally, the property benefits from new aluminium frame shopfront with adjacent pedestrian access door protected by manually operated roller shutters.

Internally, the unit is well presented benefitting from open plan retail space, kitchen / tea prep facilities, WC and rear storage. The property would suit a variety of uses.

## ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal area:

Ground Floor: 41.89 sq.m. (451 sq.ft.)

## LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

## RENT

We are instructed to seek offers in excess of £12,000 per annum, exclusive of VAT. Please contact us for an Offer to Let form.

As part of any letting it is likely that our client will require an advance rental payment. Full details are available from the letting agents.



## RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £10,000.

The poundage rates for 2022/2023 is £0.498 in the pound.

The property will qualify for 100% rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.

## VIEWING & FURTHER INFORMATION

Strictly by appointment through

Messrs Graham + Sibbald LLP:  
233 St. Vincent Street  
Glasgow  
G2 5QY

Tel: 0141 332 1194

To arrange a viewing please contact:



**Ryan Farrelly**

Commercial Agent  
ryan.farrelly@g-s.co.uk  
0141 567 5382  
07900 390078

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: September 2022