

# TO LET

## 25 SINCLAIR DRIVE GLASGOW G42 9PR



- Retail unit with potential for alternative uses
- Minutes from Glasgow Clyde College and Mount Florida train station
- Footfall from passing football traffic to Hampden Park

### LOCATION

The premises are situated in the Battlefield area of Glasgow approximately 5 miles south of Glasgow city centre.

The area is well served by public transport facilities and local shops including Brush Barbers, Light Bite Café, UConcept Hairdressers and Sinclair Children's Nursery.

In addition, the subjects are adjacent to the former Victoria Infirmary which is currently being redeveloped to provide over 400 new homes in the area.

### DESCRIPTION

The property consists of a ground floor single storey unit extending to a Gross Internal Area of approximately 830 sq ft (77.13 sq m) or thereby.

Currently the premises are fitted out for use as a dental surgery but may, subject to planning approval, be suitable for alternative uses.



## RATEABLE VALUE

The subjects are entered in the Scottish Assessors Association Online Valuation Roll as:

RV/NAV £11,400

## LEASE TERMS

The subjects are offered on normal Full Repairing and Insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

## RENTAL

Offers of £15,000 per annum exclusive are invited.

## LEGALS

Each party will be responsible for their own legal costs with the incoming tenant responsible for LBTT, registration dues and VAT incurred.

## VAT

All prices are quoted exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificate (EPC) can be made available to interested parties.

## VIEWING / FURTHER INFORMATION

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