

Ryden.co.uk
0141 204 3838

130 St Vincent Street, Glasgow G2 5HF

To Let

Retail / Leisure / Office



**Unit G2, Red Tree Business Suite
45-47 Dalmarnock Road
Bridgeton, Glasgow G40 4LA**

- Suitable for retail, office or leisure uses
- Ground Floor NIA: 571 sq ft (53 sq m)
- Highly accessible by public transport and close to motorway networks

Edinburgh
0131 225 6612

Glasgow
0141 204 3838

Aberdeen
01224 588866

Leeds
0113 243 6777

Dundee
01382 227900

London
020 7436 1212

Location

Just one mile east of Glasgow City Centre and highly accessible by public transport and motorway links, this high quality unit is available for retail, leisure or office use. The subjects are located just a minutes walk from Bridgeton Station with a regular 3-minute train service into Glasgow City Centre.

Nearby occupiers include Vanilla Bush Clothing, Fish & Chicken Bar, Christ Our King Church, Spice Magic, Dominion Bar and Shopsmart.

Description

The subjects form part of the ground floor of an office building and benefit from an extensive glazed frontage

Accommodation

The subjects extend to the following approximate area:-

Ground Floor	571 sq ft	53 sq m
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Lease Term

The subjects are offered on a the basis of a new Full Repairing and Insuring lease incorporating five yearly upward only rent reviews, for a term to be agreed.

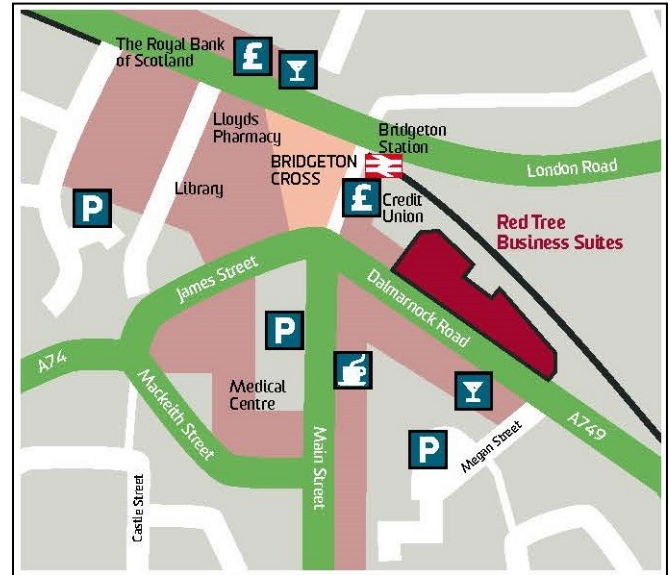
Rent

Upon application. The subjects are owned by Clyde Gateway who also offer other business benefits.

Rating Assessment

Rateable Value	£5,600
UBR (2017/18)	£0.466
Rates Payable	£Nil (exclusive of water/sewerage)

Under the Small Business Scheme, properties with a Rateable Value of less than £15,000 may qualify for 100% relief on rates payable depending on individual circumstances.



Planning

Suitable for Classes 1, 2 and 3.

Energy Performance Certificate

Available upon request.

Legal Costs

Each party shall be responsible for their own legal costs incurred in this transaction.

Value Added Tax

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Viewing / Further Information

For further information, please contact the sole letting agent:-

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Kasia Ignaciuk	0141 270 3108 kasia@ryden.co.uk

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