

TO LET PRIME RETAIL DEVELOPMENT WITH PARKING

UNITS FROM 1,000 SQ FT

CURRENTLY UNDERGOING
REDEVELOPMENT

KELSO STREET YOKER G14 0LG

- Suitable for Class 1, Class 2 & Class 3 uses
- Former food store with benefit of open retail consent
- Suitable for convenience use
- Flexible unit sizes from 1,000 - 4,000 sq ft
- 100 free parking spaces
- Available for occupation late 2019



Ryden.co.uk
0141 204 3838

KELSO STREET YOKER G14 0LG



YOKER TRAIN STATION

J&W CARPETS

CALEDONIAN CAMPERS

B&M CENTRE

CLYDESIDE AUTO RECYCLES

ROTHESAY DOCK

DUMBARTON ROAD

KELSO STREET

PROPOSED SITE FOR RIVER CLYDE'S FIRST OPENING ROAD BRIDGE

CLYDESIDE MOTOR FACTORS

JARVIES INN

RIVER CLYDE

MEDICAL CENTRE

MACGREGOR & MACDUFF

YOKER SPORTS CENTRE

RENFREW

RENFREW FERRY

KWIK FIT

A814

DYKE STREET

KELSO STREET YOKER G14 0LG

LOCATION

Situated in Yoker, approximately 6 miles west of Glasgow city centre, the subjects occupy a prominent position with dedicated entrance at Kelso Street and Mellerstain Drive close to the junction with Dumbarton Road.

The property is bounded by Mellerstain Drive to the south and Kelso Street to the west, a railway line to the north and Harbury Place to the east.



DESCRIPTION

The property was formerly a Lidl foodstore and is currently under conversion to create a local centre with multiple units. Situated in a predominantly residential area, the development will be an ideal location for retail and other convenience uses to take the benefit of free car parking for 100 cars. A dedicated service area is to the rear of the development.

KELSO STREET YOKER G14 0LG

ACCOMMODATION

The plan shown is indicative only and units are available from 1,000 sq ft to 4,000 sq ft. We would encourage that interested parties come forward with specific size requirements at the earliest opportunity in order that we may accommodate any design issues.

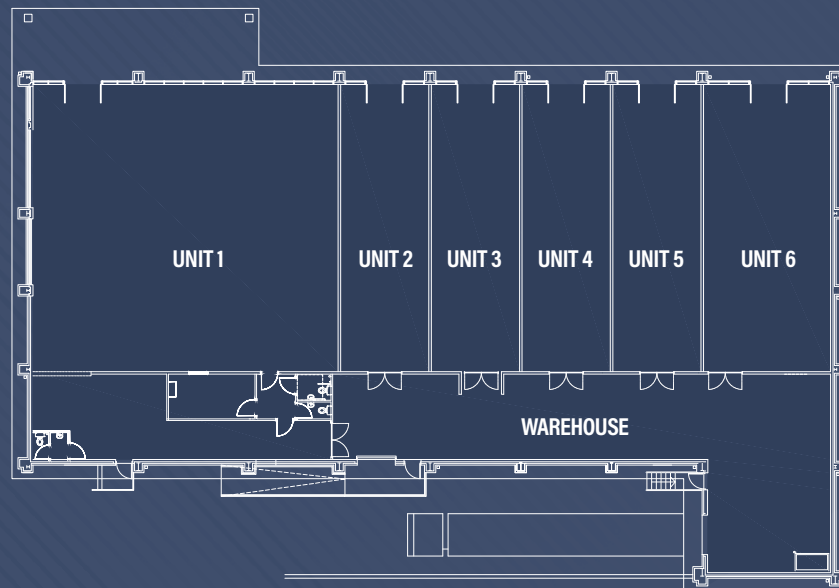
Unit 1	4,000 sq ft	372 sq m
Unit 2	955 sq ft	88.7 sq m
Unit 3	955 sq ft	88.7 sq m
Unit 4	955 sq ft	88.7 sq m
Unit 5	955 sq ft	88.7 sq m
Unit 6	1,376 sq ft	127.8 sq m



USES

Suitable for convenience Class 1 (retail), Class 2 (financial / dental / vets etc) and Class 3 (restaurant / Sui Generis / hot food etc).

FLOOR PLAN



TERMS

Our clients are in a position to offer new leases on Full Repairing and Insuring terms with 5 yearly rent reviews.

RATEABLE VALUE

The subjects will be assessed upon completion. For informal advice please contact Glasgow City Assessors on 0141 287 1111.

LEGAL COSTS

Each party will be responsible for their own costs with the ingoing tenant responsible for Land and Buildings Transaction Tax and registration costs.

VAT

Please note that VAT is applicable at the prevailing rate.

FURTHER INFORMATION

For further details on the exciting opportunities available, please contact:

John Conroy
john.conroy@ryden.co.uk
0141 270 3176

or

David Greer
david@bermarproperties.com
07595 069 125