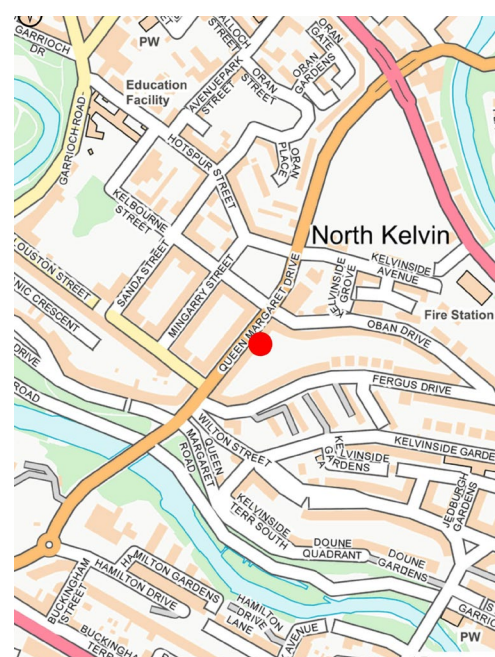




156 QUEEN MARGARET DRIVE, GLASGOW, G20 8NY

- Ground floor retail premises
- Popular West End Location
- Extends to approximately 21.88 sq.m. (236 sq.ft.)
- VAT free
- Rental offers in excess of £10,000 per annum



LOCATION

North Kelvinside is a popular West End location in Glasgow with a thriving residential area. The area is popular with students and young professionals taking advantage of the close proximity to Glasgow Botanic Gardens, the city centre and the West End. The area is well served by public transport with Queen Margaret Drive being a busy bus route.

More specifically, the subjects are located on the east side of Queen Margaret Drive. Notable nearby occupiers include Boots Pharmacy, Tesco Express, Comet Pieces and various independent retailers.



DESCRIPTION

The subjects comprise a ground floor retail unit forming part of a larger four-storey tenement building of red sandstone construction under a pitched and concrete tile clad roof.

Internally, the subjects benefit from concrete floor, stud partition walls, plasterboard ceiling incorporating halogen light fittings, glazed frontage and WC facilities at the rear.

ACCOMMODATION

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

Total Area: 21.88 sq.m. (236 sq.ft.)

TERMS

We are instructed to seek rental offers in excess of £10,000 per annum.

RATING

The subjects are entered in the Valuation Roll with a Rateable Value of £6,100.

The poundage rates for 2023/2024 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.

EPC

An EPC has been carried out for the property and is available upon request.

LEGAL COSTS

The ingoing tenant will be responsible for all legal costs, including the landlords. For the avoidance of doubt, the tenant shall be liable for LBTT, Extract Copies and VAT thereon.

VIEWING & FURTHER INFORMATION

In order to arrange a viewing of the premises, or for further information, please contact the agents.

To arrange a viewing please contact:



Ryan Farrelly

Chartered Surveyor
ryan.farrelly@g-s.co.uk
07900 390078



Emma Smith

Commercial Property Agent
Emma.Smith@g-s.co.uk
07435863 212

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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: February 2024