



80 QUEEN MARGARET DRIVE, GLASGOW, G20 8NZ

- Highly prominent corner position
- Popular West End Location
- Situated in the affluent North Kelvinside District
- Suitable for a variety of uses
- Potential for external seating
- Extends to approximately 69.77 sq.m. (751 sq.ft.)



LOCATION

North Kelvinside is a popular West End location in Glasgow with a thriving residential population. 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. Byres Road is within a five-minute walk of the subjects.

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

DESCRIPTION

The subjects comprise a highly prominent ground floor retail unit forming part of a larger four-storey tenement building of blonde sandstone construction under a pitched and concrete tile clad roof. The property benefits from return frontage on to Fergus Drive. There is potential for an external seating area.

Internally, the unit is laid out in line with its former use, as a pharmacy, with a sales area / consultation room to the front and storage/toilet accommodation to the rear. The property would suit a variety of commercial uses.

ACCOMODATION

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

Ground Floor: 69.77 sq.m. (751 sq.ft.)

TERMS

Rent upon application. Full details available from the letting agents.



RATING

The subjects are entered in the Valuation Roll with a Rateable Value of £14,300.

The poundage rates for 2024/2025 is £0.498 in the pound.

The ingoing tenant is likely to benefit from rates relief. Details available from the letting agents.

EPC

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

LEGAL COSTS

Each party will be liable for their own legal costs, however for the avoidance of doubt the tenant shall be liable for LBTT, Extract Copies and VAT.

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:



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