

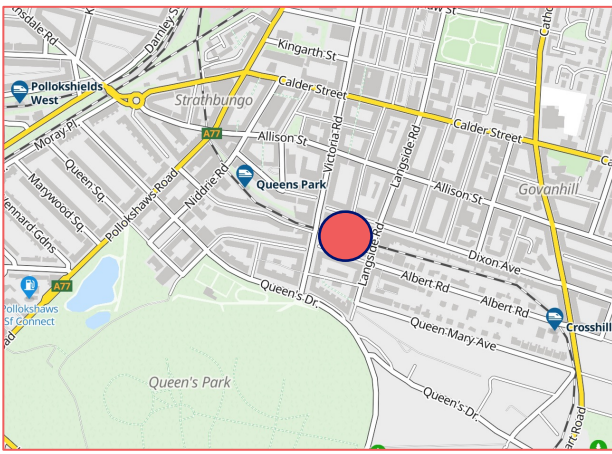


TO LET - RETAIL / OFFICE PREMISES

1,250 SQ FT

42 - 44 ALBERT ROAD, QUEENS PARK, GLASGOW, G42 8DN

- Located in the popular Queens Park area of Glasgow's South Side
- Situated close to Queens Park off Victoria Road
- Benefits from Class 1A Consent
- Well suited for retail, office, clinic, dentist type uses
- New FRI lease available, no VAT on rent
- Nearby occupiers include Cha-Time, Cibo, Loop and Scoop, G4 Properties, Abacus Accounting, Glasgow Zine Library and The Rose Reilly



LOCATION

- The subjects are located within the popular Queens Park area of Glasgow's south side just 2 miles south of Glasgow City Centre
- More specifically the subjects are situated on the south side of Albert Road between its junctions with Victoria Road and Langside Road
- Free on-street parking provided
- Queens Park Railway Station is a 5-minute walk west whilst numerous bus services operate on Victoria Road
- Nearby occupiers include Cha-Time, Cibo, Loop and Scoop, G4 Properties, Abacus Accounting, Glasgow Zine Library and The Rose Reilly

DESCRIPTION

- Mid-terraced double fronted premises
- Internally provides well-presented bright open plan accommodation
- 2 x glass partitioned offices / meeting rooms that can be removed if required
- Male and female WC's together with a kitchen tea-prep are found to the rear
- Mains supply to electricity and water are provided
- The subjects are well suited for office, clinic, dentist type uses

ACCOMMODATION

NIA - 116.13 SQ M / 1,250 SQ FT

BUSINESS RATES

RV £13,900

Occupiers may be eligible for 25% rates relief under the Small Business Bonus Scheme.

PLANNING

Class 1A

EPC

Available on request.

ASKING TERMS

The subjects are available on the basis of a new FRI lease at a rent of **£17,000 per annum**.

No VAT is payable on the rent.

VIEWING & FURTHER INFORMATION

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