

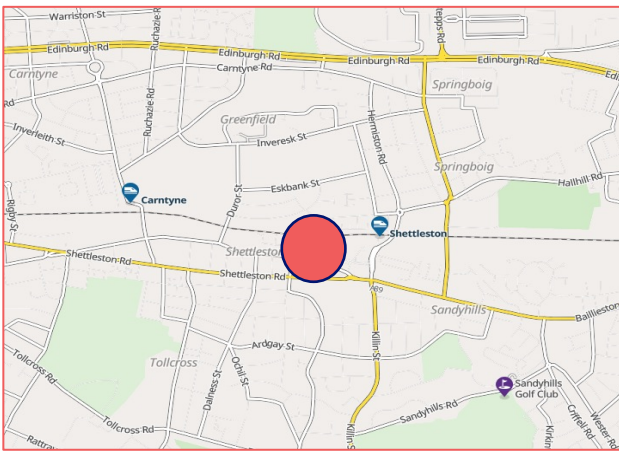


TO LET – RETAIL / OFFICE SPACE

514 SQ FT

1272 SHETTLESTON ROAD, GLASGOW, G32 7YR

- Attractive Class 1A premises
- Prominent unit with high volumes of passing traffic
- New FRI lease available
- Ideal for retail / office / salon / hairdresser / beauticians / aesthetics etc.
- Eligible for 100% rates relief under Small Business Bonus Scheme
- **Quoting rent of £8,000 per annum**



LOCATION

The subjects are located in the Shettleston area of Glasgow's East End approximately 5 miles east of the city centre.

More specifically the subject property is located on the south side of Shettleston Road immediately opposite its junction with Fenella Street where neighbouring occupiers include Shettleston & Tollcross Credit Union, Lloyds Pharmacy, Sunset Beach Tanning Salon and Dunlop's Auto Shop.

The area is well served by public transport links with Shettleston Railway Station located a 5-minute walk away north whilst numerous bus services operate on Shettleston Road.

DESCRIPTION

Double fronted retail / office premises

Externally benefits from 2 x display windows and adjacent pedestrian access door all protected by manually operated steel roller shutters

Internally the subjects provide open-plan retail accommodation to the front with storage accommodation to the rear complete with a WC

Free on-street parking is available immediately to the front of the subjects

ACCOMMODATION

	sq m	sq ft
NIA	47.76	514

BUSINESS RATES

RV	£8,400
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Occupiers may be eligible for 100% 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 with offers over **£8,000 per annum** invited.

No VAT is payable on the rent.

VIEWING & FURTHER INFORMATION

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