

f BEDS SHAWLANDS f

LOVE
YOUR
BED

LOVE
YOUR
SLEEP

LOVE
YOUR
DREAMS

LOVE
YOUR
LIFE

FINANCE AVAILABLE

FREE DELIVERY

FREE ASSEMBLY

SALE
NOW ON

Opening Times
Mon-Sat
10.00-6.00
Sunday
11.00-5.00

SALE
NOW ON

TO LET

**PRIME
RETAIL
UNIT**

ON THE INSTRUCTIONS OF
LCP

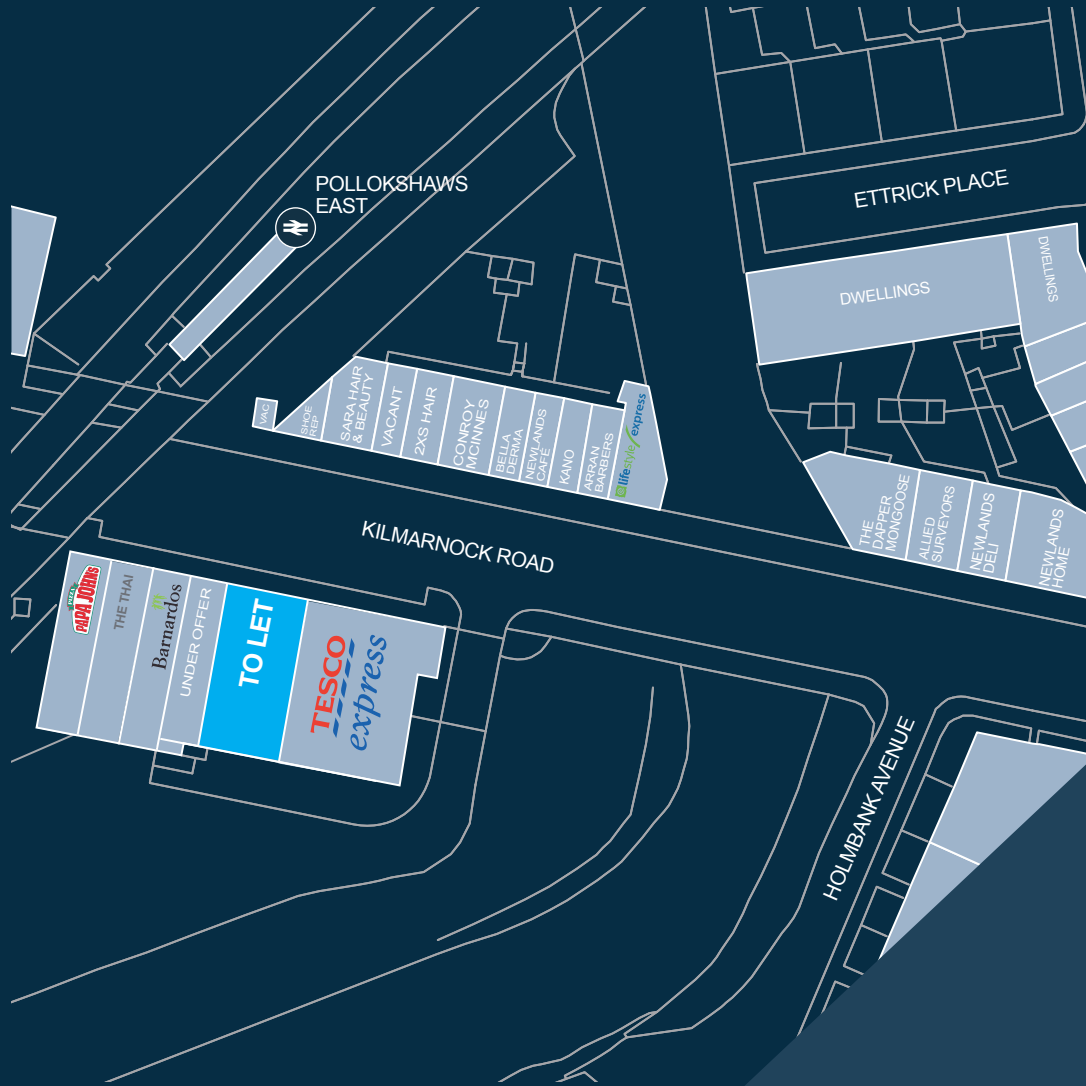
**311
KILMARNOCK
ROAD
SHAWLANDS
G43 1TT**

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LOCATION

Shawlands is a major residential suburb situated on the south side of Glasgow, approximately 4 miles to the south of the city centre and 10 miles east of Glasgow Airport. Transport connections are excellent with Kilmarnock Road serving a busy bus corridor, whilst Pollokshaws East train station is situated adjacent.

Kilmarnock Road forms the main commercial and retailing thoroughfare for the Shawlands area. The surrounding locale comprises an established mix of residential and commercial occupiers. Retail/leisure occupiers in the immediate vicinity include **Tesco Express**, **Barnardo's**, **The Thai** and **Papa John's**.



ACCOMMODATION

A modern retail unit configured over ground floor only, extending to the following net internal areas:

311 Kilmarnock Road		
Ground Floor	2,485 sq ft	230.87 sq m
Total	2,485 sq ft	230.87 sq m



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RENT

Rental offers in excess of **£32,500 per annum exclusive** are invited.

SERVICE CHARGE

The current on account service charge for this unit is approximately **£1,000 per annum exclusive**.

RATING

The Rateable Value of the unit is as follows:

Rateable Value £27,750
Commercial Rate Pounding £0.49
(exclusive of water and sewerage rates)

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, tax, registration dues and VAT incurred thereon.

EPC

A copy of the EPC will be made available as required.

VAT

All figures are quoted exclusive of VAT.

USE

Use is Class 1 (Retail).

TERMS

Subject to achieving vacant possession, the property is available on the basis of a new Full Repairing and Insuring lease of negotiable length.

FURTHER INFORMATION

Viewing strictly by appointment via the joint agents:

**Reith
Lambert**
Commercial Property Advisers

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