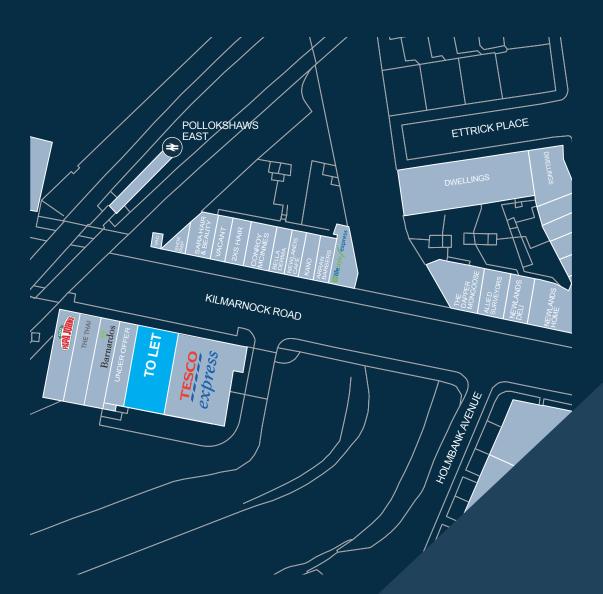


311 KILMARNOCK ROAD SHAWLANDS G43 1TT

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 Johns**.





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

311 KILMARNOCK ROAD SHAWLANDS G43 1TT



RENT

Tel 0141 616 6622

SOLICITORS & NOTARIES

Rental offers in excess of $\pounds 32,500~per$ annum exclusive are invited.

Beauty, Medical Aesthetics & Laser Clinic

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 Poundage £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

WLANDS CAFE

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

VAT

All figures are quot exclusive of VAT.

Use is Class 1 (Retail).

USE

TERMS

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

express

THE Day

FURTHER INFORMATION

Viewing strictly by appointment via the joint agents:

Reith Lambert

Richard Ford richard@reithlambert.co.uk 07834 791 163 Syme 0141 285 7945 www.symeproperty.co.uk

Donald Syme donald@symeproperty.co.uk 07917 834 917

Reith Lambert LLP/Syme Property Consultancy for themselves and for the vendor of the property give notice that: i) these particulars of sale are a general outline for the guidance of intending purchasers and do not constitute all or any part of any offer or contract, ii) intending purchasers should satisfy themselves as to the accuracy of descriptions, dimensions, references to condition, permitted use and other details all of which are given without any warranty whatsoever. iii) unless otherwise stated all rents and prices are quoted exclusive of VAT. iv) they have not conducted and are not aware of any investigations into any potential or actual pollution or the building, land, air, or water and give no warranties whatsoever in respect thereof, of which prospective purchasers should satisfy themselves. v) in accordance with the terms of the Requirements of Writing (Scotland) Act 1995 these particulars are not intended to create any contractual relationship or commitment which can only be entered into by exchange of missives between respective solicitors. Date of Publication: May 2023