

343 VICTORIA ROAD, GLASGOW, G42 7SA



PROMINENT FRONTAGE





- Situated on Busy Thoroughfare
- Well Presented
- Ground Floor
- Rates Free
- 720sq ft
- V.A.T. Free
- Rent: £16,500per annum

#### LOCATION

The property is located in the city of Glasgow, which is situated on the west side of the central belt of Scotland. The city is situated approximately 40 miles to the west of Edinburgh and has an indigenous population in the region of 650,000.

The M8 motorway, which travels through the city, provides access to Edinburgh to the east with the M74, which flanks the southeast of the city centre, providing links to the south.

The city has excellent local and national rail/bus links with Glasgow International Airport approximately 9 miles to the west of the city centre providing links to destinations throughout Europe and the rest of the world. The property is situated on the south side of Victoria Road, immediately to the north of its junction with Calder Street in the Govanhill area of the city's south side, approximately 2 miles from the city centre. It forms part of a parade containing a mix of occupiers that include Tesco, Cancer Research and Boots

#### PROPERTY

The property comprises the ground floor of a larger 4 storey mixed use traditional tenemental development surmounted by a pitched roof.

The property offers a large display frontage secured by an aluminium roller shutter. Internally the property is presented with an open plan reception / retailing space with partitions erected to form 2 no offices along with tea prep and w.c. facility.

The property benefits from air conditioning and is presented in a good condition with laminated timber and carpeted floors with lighting provided by way of L.E.D. spots within the plastered ceiling.

#### AREA

66.9sqm (720sq ft)

#### NAV/RV

£11,100

#### RENT

The property is available on a new full repairing and insuring head lease for £16,500per annum







#### **V.A.T**

The property has not been elected for V.A.T.

#### **E.P.C**

Available on request

#### **TITLE**

Available on request

#### **VIEWING**

By appointment only, alternatively virtual viewings can be booked.

#### **LEGAL**

Each party shall bear their own legal costs incurred in the transaction

#### **ANTI-MONEY LAUNDERING**

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



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