

Colin Ely & Company

Consultant Surveyors

GALLOWGATE

ANTAIYA BARBERS
TURKISH HOT TOWEL SHAVE

556 0226

FOYS HAIR

UNISEX



TO LET

1425 GALLOWGATE
GLASGOW G31 4EU

LOCATION

The property is located on the north side of Gallowgate, close to Parkhead Cross in the East End of Glasgow just over two mile east of the city centre

Nearby occupiers are a mixture of local and national traders, including **Farmfood; Sugar & Spice Foods; Glasgow Dental Centre; Parkhead Post Office;** and the **Parkhead Forge Shopping Centre** which contains an Asda and other major traders

The location is well served by public transport with various bus services on Gallowgate and Tollcross Road; and several railway stations are located within walking distance.

DESCRIPTION

The premises comprise a ground floor lock-up shop unit forming part of a traditional red sandstone tenement building with residential flats above.

Externally the property has a traditional shopfront with timber framed display windows and a recessed single entrance door protected by steel grilles.

Internally the property is well fitted out as a hairdressers, incorporating several styling chairs and backwashes.

There is a small toilet compartment with a single WC unit situated to the rear, and a small office.

USE

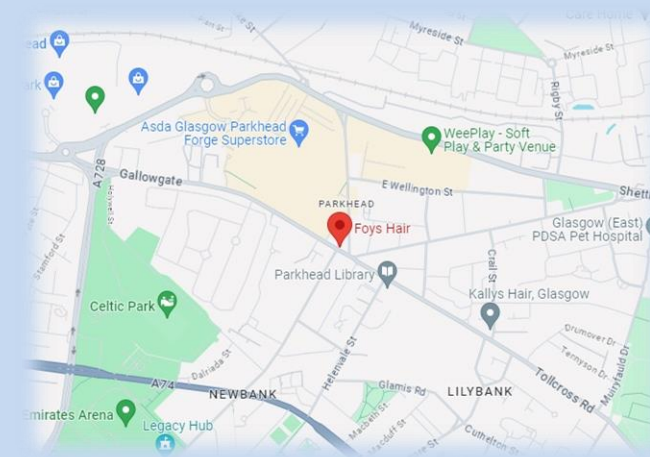
The premises are currently used as a hairdressers salon within Class 1A of the Use Classes Order. Other uses could be available subject to planning.

AVAILABLE ACCOMMODATION

We understand that the property has a net internal area of **443 sq.ft. (41.16 m²)**.

RATABLE VALUE

The property is currently assessed at NAV £6,100. This is below the current threshold for 100% rates relief to qualifying occupiers. Any incoming occupier will be able to appeal against this entry.



EPC

An EPC has been commissioned and can be provided to interested parties.

LEASE TERMS

The property is offered on a long-term full repairing and insuring lease terms, with rental offers in the region of **£7,200 per annum** (£600.00 per week) exclusive.

ENTRY

On conclusion of legal formalities.

VIEWING AND FURTHER INFORMATION

On application to the sole agents:

Colin Ely & Company
Consultant Surveyors

Tel: 0771 267 5233
e-mail : colin_ely_co@outlook.com

PROPERTY MISDESCRIPTIONS ACT (1991)

1. The information contained within these particulars has been checked and unless otherwise stated is understood to be materially correct as at the date of publication. After these details have been printed, circumstances may change outwith our control. When we become aware of any material change we will advise all enquirers accordingly.
2. Date of publication: December 2023