

TO LET

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David Allison & Company
Chartered Surveyors



RETAIL UNIT (WITH HOT FOOD CONSENT)

362 CURTIS AVENUE, RUTHERGLEN G73 2EB

342 SQ FT (31.77 SQ M)

- Established Hot Food Consent available
- Partially fitted unit
- Central location within large residential catchment
- Adjacent to 100 Acres Public House and Ladbrokes
- Flexible lease terms available

David Allison & Company Chartered Surveyors

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LOCATION

The subjects are located on Curtis Avenue in the Rutherglen area of Glasgow and central to a large residential catchment population in the neighbouring districts of Bankhead and Croftfoot. The property lies immediately adjacent to the popular 100 Acres Public House and a Ladbrokes betting shop. There is unrestricted on street car parking available on Curtis Avenue.

DESCRIPTION

The property comprises a single storey shop unit forming part of a continuous block that includes the adjoining public house. The unit is fitted out as a take away and includes public area and service counter and a partially fitted kitchen including ventilation flue.

FLOOR AREA

The property has been measured and we calculate the net internal floor area to be as follows:

Net Internal Floor Area 342 sq.ft. (31.77 sq.m)

RATING ASSESSMENT

The subjects are entered in the current Valuation Roll with a Rateable Value of **£11,200** (effective 1st April 2023). A qualifying business would currently benefit from 100% rates relief under the current Small Business Bonus Scheme.

EPC

Energy Performance Certificate available on request.

LEASE

The property is available to lease on the standard tenant's fully repairing and insuring terms for a period of negotiable duration.

RENT

Rental offers of £15,000 per annum are invited.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT. VAT will not be payable on the purchase price.

LEGAL COSTS

Each party will be responsible for their own legal costs. The purchaser will be responsible for the payment of LBTT and registration dues (if applicable).

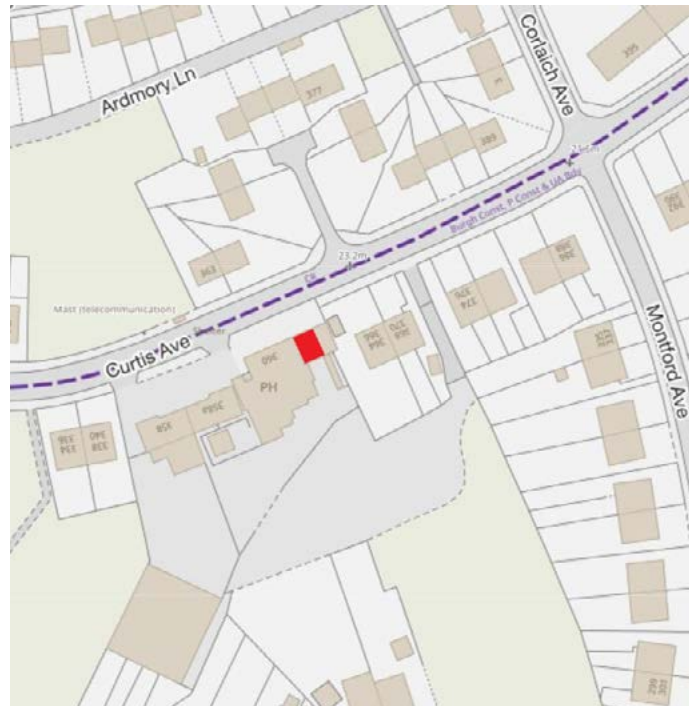
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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

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VIEWING/FURTHER INFORMATION

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