

364 VICTORIA ROAD, GLASGOW, G42 8YW



RARELY AVAILABLE RETAIL UNIT



- Ground Floor
- Incentives Available
- Class 1 Retail Premises
- 450sq ft
- Rates Exempt
- Rent: £15,000p.a

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 west most side of Victoria Road, immediately to the south of its junction with Allison 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 a ground floor, mid terraced commercial unit set within a larger 4 storey traditional tenemental building surmounted by a pitched roof.

The property offers a single display window with access via a single door, all of timber framed and glazed construction secured by an aluminium roller shutter.

Internally the property is primarily in an open plan layout with partition erected to rear to form w.c. store and tea prep area. Lighting is provided by way of L.E.D's recessed with the suspended acoustic tile ceiling.

AREA

The property has been measured on a net internal area basis and calculated to extend to the following floor area;

41.8sqm (450sq ft)

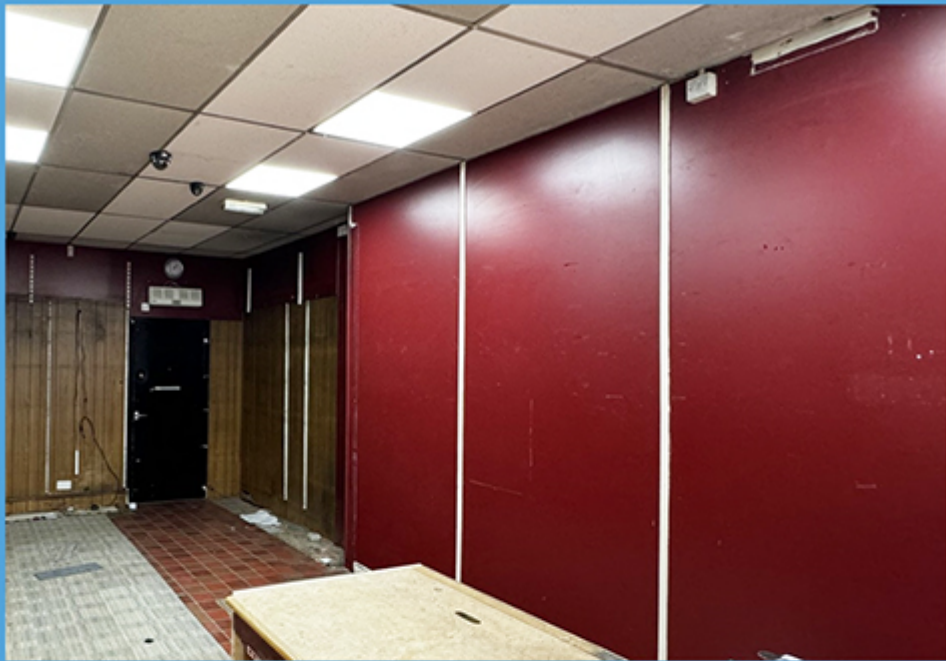
RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for £15,000p.a

V.A.T

Prices quoted are exclusive of V.A.T





E.P.C

A copy of the E.P.C. will be made available for any interested party

TITLE

Available on request

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 purchaser / 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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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 out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.