

TO LET

RETAIL UNIT WITH CLASS 2 CONSENT



76 LONDON ROAD, GLASGOW, G1 5NP

- Unique retail/office space in popular location
- Prominent main road position
- Excellent transport links
- Traditional building/contemporary fit-out
- Dedicated toilet and kitchen facilities
- Eligible for 100% rates relief
- Net internal area 38.13 sq m (410 sq ft)
- Rent £6,500pa

T: 0141 530 5321

www.thomsonproperty.co.uk

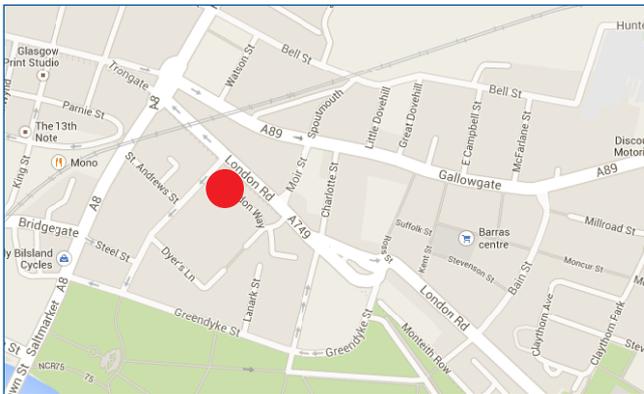
Location

The property occupies a prominent position to the south of London Road, a short distance east of its junction with James Morrison Street and within the Merchant City area of Glasgow. London Road (A749) is a continuation of Argyle Street/Trongate and provides a direct link between Glasgow City Centre and the east end of Glasgow. To the eastern extent it links to the M74 motorway at J2A.

The property is well served by public transport, with regular bus services passing along Trongate/Argyle Street and High Street as well as London Road itself. Argyle Street train station is located a short distance to the west and has direct links with Glasgow Central Station.

The area is mixed in nature but is generally characterised by residential properties, with a number of offices also located close-by. St Andrew's in the Square, which comprises function space with café/bar at basement level is located on James Morrison Street and is a short distance from the property. The building of which the property forms part is in residential use at upper floor levels, with ground floors and basement being in office use. Barrowland Park, created as a temporary park is immediately opposite and in the longer term is likely to be developed for residential use, with planning consent in place for over 300 flats.

Occupiers in the locality include Page + Park (architects), David Narro Associates (Engineers), Brown + Wallace (cost consultants) and Clarity Law (solicitors).



Description

The property comprises a single retail/office unit forming part of a four storey, attic and basement building, constructed of solid sandstone and having a multi-pitched roof overlaid in slates. The shop front has a central doorway with display windows to each side, each being single glazed and timber framed.

Internally, the property is fitted out as office space and has been subdivided to form main open plan office area, kitchen/staff/storage area and toilet accommodation containing WC and WHB. The unit is designed to a modern standard, having been refurbished within the relatively recent past.

The floor to the main area is of suspended timber overlaid in carpet tiles, whilst the walls are plastered and painted in contemporary colours. The ceiling is of plasterboard, finished in paint and incorporates contemporary lighting features.

To the rear is a staff room/storage area which incorporates wall and floor mounted kitchen units as well as a single stainless steel sink and

drainer. The finish is similar to the front office area with natural daylight being via a single glazed timber framed sash and casement window.

The property would be suitable for continued office, or alternatively retail use. Given the design of the unit, it would suit a design studio, architects or an occupier in the creative industry.

Areas

The office extends to a net internal area of 38.13 sq m (410 sq ft) or thereby.

Rating

The current Rateable Value is £7,100. The Uniform Business Rate for 2014/15 is £0.471.

100% relief on rates is eligible to qualifying companies under the Scottish Government's Small Business Bonus Scheme – full details are available on the Scottish Government's website or via the letting agent.

Rent/Terms

Our client is seeking offers over **£6,500pa**, on a full repairing and insuring lease.

Factor's Fees

The tenant will be responsible for payment of factors fees. The charge includes common external repairs, general maintenance, common lighting, building insurance, management of the building, etc. Full detail of the levels of charge and further information is available via the letting agent.

VAT

We understand that there has been an election to waive exemption on VAT and therefore VAT will be payable on all charges including rent.

Energy Performance

The office has an EPC rating of G. A full copy of the certificate can be made available to interested parties if required.

Legal Costs

Each party to bear their own legal costs in the transaction. The tenant will be responsible for the cost of any Registration Dues or SDLT.

Date of Entry

An early entry date is available.

Viewing and further information

By contacting the Sole Letting Agent:

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82 Mitchell Street
Glasgow
G1 3NA

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