

**\*\*PRELIMINARY PARTICULARS\*\***

**TO LET  
RETAIL UNITS**



**128, 134 & 158 SWORD STREET, GLASGOW, G31 1SE**

- **Located within popular residential/retail area**
- **Modern re-decorated space**
- **Ideal for start-up business**
- **Retail or studio/office use**
- **Each unit has sales area, staff/kitchen and toilet**
- **Below rates threshold – no rates for qualifying occupiers**
- **On street parking**
- **From 31.52 sq m (339 sq ft) to 35.04 sq m (377 sq ft)**
- **Rent £3,600pa**

**Location**

The units are located to the east of Sword Street, a short distance south of Duke Street and within the Dennistoun area of Glasgow, approximately 3 miles east of Glasgow City Centre.

Sword Street is a popular street comprising generally tenement properties with a mix of retail on the ground floor and upper floors in use for residential purposes. It is located immediately adjacent to Duke Street which comprises the main shopping street within Dennistoun. Public transport

connections are excellent with regular and varied bus services passing along Duke Street, whilst Bellgrove Railway Station is within 5 minutes' walk.

Given the location of the properties, they would be ideal for retail, studio or office use.

### **Description**

The properties each comprise ground floor retail units, formed within a four storey traditional tenement building of sandstone construction, under a pitched concrete tiled roof. The units are part of a refurbished tenement property which is presented in excellent condition with the upper floor flats owned and maintained by a local housing association.

The units benefit from single or double glazed frontage, protected by a steel roller shutter door, with main entrance also protected by roller shutter. Windows to the rear are double glazed and UPVC framed.

Each unit benefits from a main sales/studio area, staff/kitchen and toilet facilities.

Each unit has a good quality contemporary fit-out with laminate flooring, emulsion painted walls and plastered or lath and plaster ceiling. Lighting is via a mix of modern low voltage and fluorescent fittings. Each unit is fitted with a modern kitchen, incorporating worktop units and sink, with hot and cold water. All the units have modern toilet accommodation with WC and WHB.

Some units benefit from alarm and/or door entry. Heating is by means of wall mounted electric heaters.

### **Areas/Accommodation**

The units extend to the following net internal areas:

128 Sword Street	35.04 sq m	(377 sq ft)
134 Sword Street	32.87 sq m	(354 sq ft)
158 Sword Street	31.52 sq m	(339 sq ft)

The above areas exclude the toilet accommodation.

### **Rating**

Each unit has a Rateable Value of £2,800.

100% rates relief is available 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 Sole Agent.

### **Rent**

Our client is seeking rental offers of £3,600pa for each unit, on the basis of a full repairing and insuring lease.

### **Common costs and insurance**

There is a small insurance premium payable in respect of each unit. The building is maintained by a local housing association and each shop has a one eighth share of any building costs. The buildings are well maintained and no repairs are planned to the properties in the foreseeable future.

## **VAT**

No VAT is payable on the rent

## **Energy Performance**

Each unit has an EPC rating of G. A full copy of the certificate can be made available to interested parties on request.

## **Legal Costs**

Our client has a standard lease document which can be used which will minimise legal costs to ingoing tenants.

## **Date of Entry**

Immediate entry is available.

## **Viewing and further information**

By contacting the Sole Letting Agent:

Thomson Property Consultants  
Suite 3.4  
60 St Enoch Square  
Glasgow  
G1 4AG

Tel: 0141 611 9666  
Fax: 07006 037140

Contact: Eric Thomson  
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Mob: 07973 942489