

TO LET

RETAIL UNIT



22 SKIRVING STREET, GLASGOW, G41 3AA

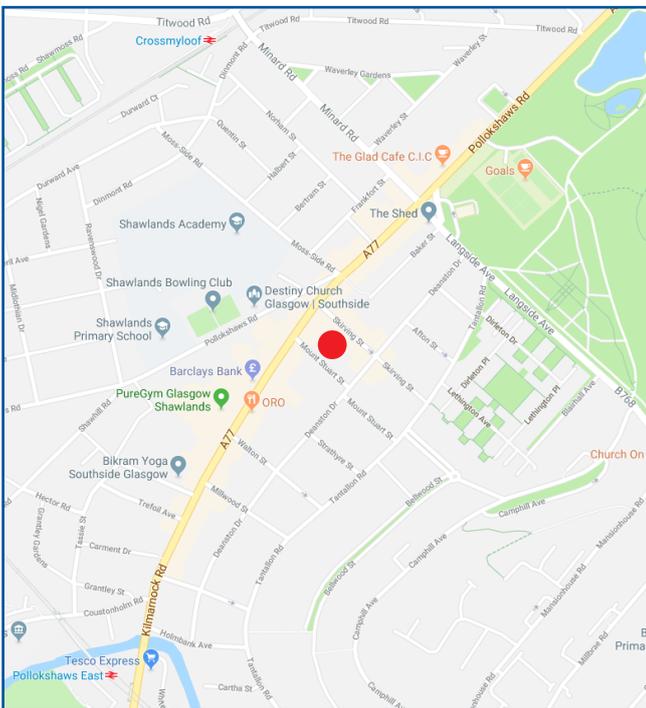
- **Popular southside location**
- **Within established, fully occupied retail pitch**
- **Recently comprehensively refurbished**
- **100% rates relief**
- **No VAT on rent**
- **41.88 sq m (451 sq ft)**
- **Rent £8,500pa**

Location

The shop is located to the south of Skirling Street, a short distance from it's junction with Kilmarnock Road and within the Shawlands area of Glasgow, approximately 4 miles south of Glasgow City Centre. The unit is located between Kilmarnock Road and Deanston Drive, and forms part of a popular and fully occupied retail pitch, characterised by a mix of mainly independent traders, which include a coffee shop, barbers, gift shop, dental surgery and hot food takeaway.

Kilmarnock Road (A77) is a main arterial route which runs from Giffnock/Newlands in the south to the City Centre, via Pollokshaws Road and Eglinton Street, and is well served by a frequent and varied bus service. Shawlands and Crossmyloof stations are both located close-by and have direct links to the City Centre and the south-side of Glasgow.

Kilmarnock Road is the main retailing area serving Shawlands and the surrounding areas and is characterised by a mix of independent and national traders, including Greggs, Bank of Scotland, Boots, B+M and Iceland.



Description

The retail unit forms part of the ground floor of a traditional terraced tenement building, being 3 storeys in height, constructed of solid sandstone and having a pitched, timber framed and concrete tiled roof. The unit benefits from a full height single glazed, aluminium framed shopfront incorporating entrance doorway, both of which are protected by an electrically operated roller shutter door.

Internally, the shop has been subdivided to form main sales area, staff/storage area, tea prep and toilet, incorporating modern WC and WHB.

The unit was comprehensively refurbished approximately 2 years ago and is in excellent 'walk-in' condition throughout. The floors are of timber, overlaid in quality laminate flooring, with plastered

and painted walls and modern LED fixed and pendant light fittings. The main sales area is heated/cooled via an inset air conditioning cartridge.

The tea prep area is accessed from the rear staff room and contains basic floor mounted units with inset stainless-steel sink.

Areas/Accommodation

From sizes taken at the time of our inspection, we calculate the property to extend to a total net internal area of 41.88 sq m (451 sq ft)

The above area excludes the toilet area which extends to 1.24 sq m (13 sq ft).

Rating

The current Rateable Value is £7,400.

The property benefits from 100% rates relief (to eligible companies) under the Scottish Government's Small Business Bonus Scheme.

Rent

Rental offers over £8,500pa are sought

Service/Factor's Charges

There is a common factor's charge in respect of the building, which includes building insurance, management, general repairs and maintenance of the building. Further details are available via the letting agent.

VAT

There is no VAT payable on the rent.

Energy Performance

The property has an EPC rating of G. A full copy of the certificate can be made available to interested parties upon request.

Legal costs

Each party will bear their own legal costs in the transaction.

The tenant will be responsible for the cost of any Registration Dues or LBTT.

Date of entry

Immediate entry is available.

Viewing and further information

By contacting the Sole Letting Agent:

Thomson Property Consultants
2nd Floor
180 West Regent Street
Glasgow
G2 4RW

Tel: 0141 611 9666
Fax: 07006 037140

Contact: Eric Thomson or Andrew Millar

Email: eric@thomsonproperty.co.uk
Email: andrew@thomsonproperty.co.uk



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