

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

### **TO LET RETAIL UNITS**



### **112, 116 and 122/124 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/office area, staff/kitchen and toilet**
- **100% rates relief for qualifying occupiers**
- **Free on-street parking**
- **From 34.25 sq m (369 sq ft) to 75.01 sq m (807 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.

Nos 112 and 116 benefit from a 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. No 122/124 has no frontage, but this can be altered or upgraded if required.

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 modern WC and WHB.

Heating is by means of wall mounted electric heaters.

### Areas/Accommodation

The units extend to the following net internal areas:

112 Sword Street	34.53 sq m	(372 sq ft)
116 Sword Street	34.25 sq m	(369 sq ft)
122/124 Sword Street	75.01 sq m	(807 sq ft)

The above areas exclude the toilet accommodation.

### Rating

The current Rateable values are as follows:

112 Sword Street	£2,600
116 Sword Street	£2,800
122/124 Sword Street	£5,100

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 Letting 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 maintenance 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  
180 West Regent Street  
Glasgow  
G2 4RW

Tel: 0141 611 9666

Fax: 07006 037140

Contact: Eric Thomson

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