

**PRELIMINARY DETAILS****TO LET****RETAIL UNIT****4 SKIRVING STREET, GLASGOW, G41 3AA**

- Popular southside location
- Within established, attractive retail pitch
- Adjacent to Kilmarnock Road
- 100% rates relief
- No VAT on rent
- 67.23 sq m (723 sq ft)
- Rent £10,000pa



## **Location**

The shop is located to the south of Skirving Street, adjacent to its 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 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 Eglington 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 is formed within the ground and basement 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 single glazed timber framed shopfront incorporating recessed entrance doorway, protected by a roller shutter door.

Internally, the shop has been subdivided to form main sales area, kitchen and toilet at ground floor, with ancillary sales/stock room/office at basement level.

The main sales area has a suspended timber floor, finished in ceramic tiles, with plasterboard lined walls and a suspended acoustic tiled ceiling, incorporating fluorescent light fittings.

The toilet area has a suspended timber floor, finished in ceramic tiles, with painted plastered walls and a plasterboard ceiling and fixed bulb lighting.

The kitchen area is finished to a similar standard and is fitted with a number of floor and wall mounted kitchen units as well as a ceramic wash hand basin and single stainless-steel sink and drainer. There is a small boiler fitted within the kitchen which provides heating to part of the shop via radiators.

At basement level, the floor is of concrete with plasterboard walls and ceiling, lighting being by means of fluorescent fittings.



### **Areas/Accommodation**

From sizes taken at the time of our inspection, we calculate the property to extend to the following areas:

Ground floor:	40.69 sq m	(438 sq ft)
Basement floor:	26.54 sq m	(286 sq ft)
<b>TOTAL:</b>	<b>67.23 sq m</b>	<b>(723 sq ft)</b>

### **Rating**

The current Rateable Value is £9,400.

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

### **Rent**

Rental offers over £10,000pa 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 selling agent.

### **VAT**

There is no VAT payable on the rent.

### **Energy Performance**

The property has an EPC rating of [To be confirmed]. 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 purchaser will be responsible for the cost of any Registration Dues or LBTT.



**Date of Entry**

Immediate entry is available.

Viewing and further information is available by contacting the Letting Agent:

Thomson Property Consultants  
180 West Regent Street  
Glasgow  
G2 4RW

Tel: 0141 611 9666  
Contact: Eric Thomson  
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