

TO LET - RETAIL

158 KILMARNOCK ROAD
SHAWLANDS, GLASGOW, G41 3PG



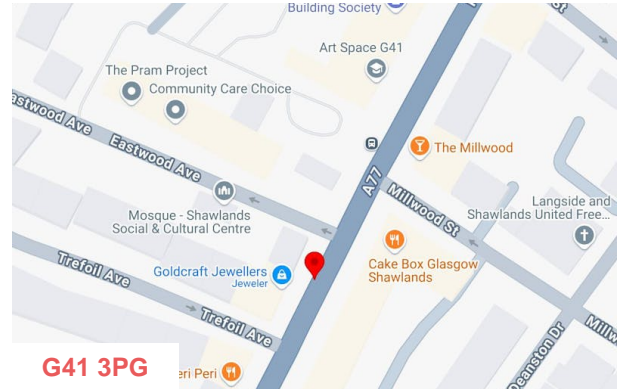
Key Highlights

- 380 sq ft
- Benefits from Class 1A consent
- New FRI lease available
- Eligible for 100% rates relief
- Available for immediate occupation
- Situated next to Shawlands Arcade - to be redeveloped into 329 new apartments
- Rent - £13,000 per annum
- On-street parking provided

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Summary

Available Size	380 sq ft
Rent	£13,000 per annum
Rates Payable	£2,888.40 per annum Some occupiers may be eligible for 100% rates relief under Small Business Bonus Scheme.
Rateable Value	£5,800
VAT	Not applicable
EPC Rating	Upon enquiry



Description

Mid-terraced ground floor retail / office premises.

Externally benefits from modern aluminium framed shopfront with electric shutter.

Internally provides open-plan accommodation with storage, tea-prep and WC to rear.

Location

Located within the popular Shawlands area of Glasgow's south side approximately 2 miles south of the city centre.

More specifically the property is situated on the west side of Kilmarnock Road opposite between its junction with Eastwood Avenue and Trefoil Avenue.

Situated next to Shawlands Arcade - to be redeveloped into 329 new apartments.

Kilmarnock Road is a main arterial route with high volumes of passing traffic connecting Shawlands with neighbouring residential areas of the south side.

Regular bus services operate on Kilmarnock Road whilst Pollokshaws East Railway Station which is a 5 -minute walk south.

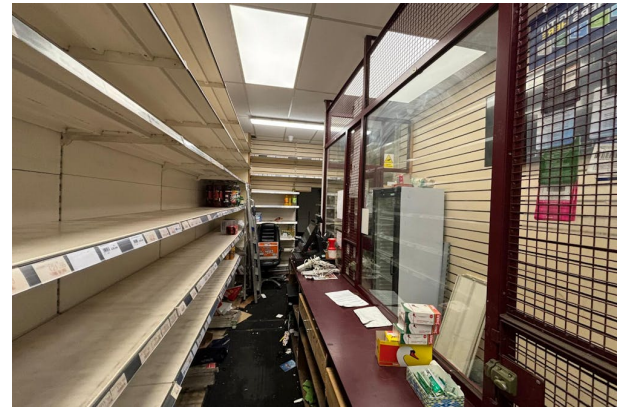
On-street parking provided.

Neighbouring occupiers include Cake Box, Emma's Art of Hair, Cake Box Shawlands, Betty Beans Homeware, Figo's Peri Peri.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	380	35.30	Available
Total	380	35.30	



Viewing & Further Information

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