



# TO LET - RESTAURANT

105 ALBERT DRIVE GLASGOW G41 2SU

- Existing restaurant as vacant possession
- Prominent corner position
- On street parking
- No VAT on rent

## LOCATION

Pollokshields, located in the south side of Glasgow and about 2 miles from Glasgow City Centre, is a bustling and culturally diverse residential neighborhood. It is densely populated and boasts a vibrant atmosphere, with a variety of shops, restaurants, and takeaways catering to its residents. Alongside neighboring communities like Dumbreck, Strathbungo, Queen's Park, and Shawlands, Pollokshields forms a substantial part of the residential population of the South Glasgow conurbation.

## DESCRIPTION

The property consists of a ground-floor and basement restaurant area situated within a three-storey traditional sandstone tenement building.

Positioned on a corner, the restaurant features a series of display windows, all equipped with electrically operated security roller shutters.

Inside, the property offers an open-plan ground floor space, with two dumbwaiter lifts connecting to the kitchen and basement, along with a disabled WC located at the rear of the property.

Additionally, the property benefits from existing gas and electricity supply, as well as a flue at the rear of the building. The basement area extends to include kitchen space, male and female WC facilities, and additional storage or office space, with a dedicated entrance.

## FLOOR AREA

The property provides the following accommodation and approximate floor areas;

Ground-floor	800 sq ft
Basement kitchen/WC	808 sq ft
Storage/office	1600 sq ft
<b>Total floor area</b>	<b>3,208 sq ft</b>

## RATEABLE VALUE

The subjects are entered in the current Valuation Roll as follows:

Rateable value: £16,200

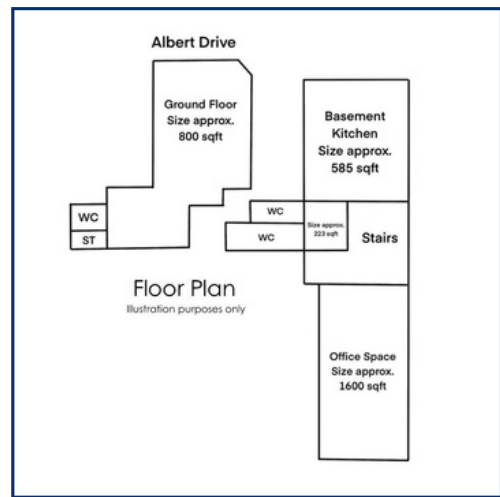


Illustration purpose only

## RENT

We are looking to lease the premises under a full repairing and insuring lease with a flexible duration, incorporating regular upwards-only rent reviews. Offers in the region of £25,000 per annum are invited.

## VAT

All prices quoted are exclusive of VAT, where applicable.

## EPC

A copy of the Energy Performance Certificate is available upon request.

## ENTRY

Entry is available upon completion of legal formalities.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred during the transaction.

## VIEWING & FURTHER INFORMATION

Viewing is strictly by appointment (staff are unaware of the sale) and arrangements should be made by contacting: -

Zak Latif  
07853597788  
zak@zakandco.co.uk

## MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.