

TO LET - RETAIL

BLACK PINE BAGEL CO

30 HILLFOOT STREET, DENNISTOUN, GLASGOW, G31 2LF



KEY HIGHLIGHTS

- 408 sq ft
- Located within the popular Dennistoun area of Glasgow's East End
- New FRI lease available - £7,500 pa - no VAT
- Eligible for 100% rates relief
- Available due to relocation
- Fully fitted, inventory list available to seriously interested parties
- Offers over £20,000 for fixtures and fittings

SUMMARY

Available Size	408 sq ft
Rent	£7,500 per annum
Rates Payable	£2,390.40 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£4,800
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Mid-terraced ground floor retail premises forming part of larger tenement building.

Externally the property benefits from a single shopfront with recessed pedestrian door as well as generous pavement space, ideal for outdoor seating.

Internally the subjects provide open-plan space benefitting from attractive original features and complete with a single WC to the rear.

Mains supplies to gas, water and electricity are provided.

LOCATION

The subjects are located within the popular Dennistoun area of Glasgow just 1 mile east of the city centre.

More specifically the subjects are situated on the east side of Hillfoot Street just off Duke Street and is home to an excellent mix of local businesses including Tibo, Studio Pylon, East End Bicycle Shop, Freak Boutique Hairdressers and Econic Shop..

Regular bus services operate on Duke Street whilst Bellgrove & Duke Street Railway Stations are a 5-minute walk away.

Free on-street parking is provided.

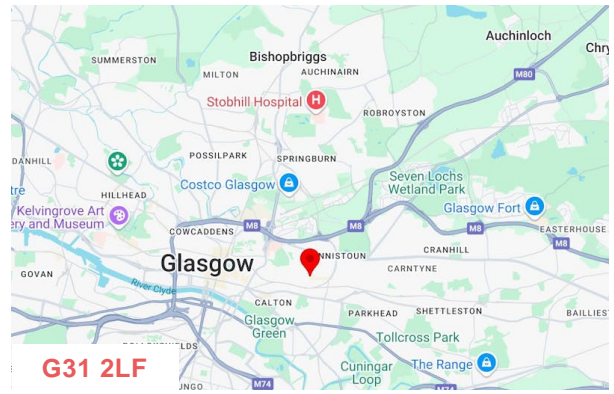
ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	408	37.90	Available
Total	408	37.90	

PREMIUM FOR FIXTURES AND FITTINGS

Offers over £20,000 are invited for our clients fixtures and fittings with full inventory list available to seriously interested parties.



VIEWING & FURTHER INFORMATION

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