

FINNIESTON

PURPOSE BUILT CLOTHING

1092 POLLOKSHAWS ROAD



TO LET

1092 Pollokshaws Road, Glasgow, G41 3XA

- Prime property located in Shawlands
- Ground floor: 73.13 sq m (787 sq ft)
- New FRI lease available
- Asking rent: £22,500 per annum (Exclusive of VAT)

LOCATION

The subjects are located on the south side of Glasgow, approximately three miles from the city centre, within the popular Shawlands area, specifically on the prime section of Pollokshaws Road. This part of the city is a well-established and relatively affluent suburb, known for its strong food and beverage offering, alongside a range of local retailers and service-based operators. Pollokshaws Road serves as the principal retailing thoroughfare for the Shawlands area.

Nearby occupiers include Co-op, Subway, and Café Strange Brew.

DESCRIPTION

The property comprises a large double-fronted retail unit arranged over the ground floor, finished to a high specification.

FLOOR AREA

The property provides the following accommodation and approximate floor areas;

NIA: Ground floor: 73.13 sq m (787 sq ft)

RATEABLE VALUE

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

Rateable value: £15,700

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 £22,500 per annum exclusive of VAT are invited.

EPC

A full copy of the certificate is available to interested parties upon request

Planning

It is understood that the property currently has Class 1 consent. The premises may be suitable for a range of alternative uses, subject to obtaining the appropriate planning permissions from the local authority.

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The tenant will also be liable for any applicable Registration Dues and Land and Buildings Transaction Tax (LBTT).

VIEWING & FURTHER INFORMATION

Viewing 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.

