

# TO LET / MAY SELL

REFURBISHED RETAIL UNIT IN POLLOCKSHIELDS AREA

**183 ALBERT DRIVE, GLASGOW, G41 2ND**

- GROUND & BASEMENT PREMISES
- EXTENDS TO 86.18 SQ M (928 SQ FT)
- SUITABLE FOR A VARIETY OF USES
- QUALIFIES FOR 100% RATES RELIEF

**RENT £14,000 PER ANNUM**

**PRICE £150,000**



## LOCATION

The subjects are situated in the Pollockshields area of Glasgow lying approximately 3 miles south of the city centre. Surrounding premises comprise mainly independent traders including retail and licensed uses. Occupiers include Nafees Bakers, Lucky Cloth House, Shields Associates and Pollockshields Dental Practice.

## DESCRIPTION

The subjects comprise a recently refurbished retail unit incorporating modern frontage, recessed entrance and electronic roller shutter. An internal staircase situated to the rear allows access to a basement area incorporating WC and staff facilities.

## ACCOMMODATION

The accommodation extends to:-

Ground Floor	47.58 m <sup>2</sup>	512 ft <sup>2</sup>
Basement	38.60 m <sup>2</sup>	416 ft <sup>2</sup>
<b>Total</b>	<b>86.18 m<sup>2</sup></b>	<b>928 ft<sup>2</sup></b>

## EPC

Further details are available on request.

## RATES

The Rateable Value is £9,500.

The property may qualify for 100% rates relief under the Small Business Bonus Scheme.

## TERMS

Offers over £150,000 are invited for the Heritable (Freehold) interest. Rental offers in excess of £14,000 per annum are sought. Figures are quoted exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

Any incoming tenant/purchaser will be responsible for LBTT, Registration dues and VAT where applicable.

## FURTHER INFORMATION

For additional information please contact:

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