



1139 Pollokshaws Road, Glasgow, G41 3YH

Prominent Roadside Position

- Busy Neighbourhood
- Opposite Shawlands Academy
- Ground & Basement
- 928sq ft
- Rates Free
- Rent: £15,000p.a.

LOCATION

The property is situated on the south side of Pollokshaws Road at its junction with Kilmarnock Road and Moss-Side Road within the Shawlands suburb of Glasgow.

The area is characterised with dense residential dwellings and various local and national commercial operations. Neighbouring occupiers include Shawlands Secondary School, The Granary Bar, Okome Sushi and Shawlands Dental Care.

PROPERTY

The property comprises a ground floor and basement former cafe / class 1 space within a larger tenemental development surmounted by a pitched roof. The property offers a prominent frontage facing onto Moss-Side Road junction, with large display window including and in-built take away window and single door access.

Internally the property is well presented with main counter to the front with open plan seating to the rear with disabled w.c at ground floor. Access to the basement is via a large staircase to the rear of the demise leading to an open plan food prep area and office. The property benefits from linoleum and timber flooring throughout with upgraded lighting throughout the demise.

AREA

The property extends to the following net internal area;

86.21sqm (928sq ft)



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NAV/RV

£11,800

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for £15,000p.a.

V.A.T.

The property has not been elected for V.A.T.

E.P.C

Available on request

VIEWING

By appointment only, alternatively virtual viewings can be booked.

LEGAL

Each party shall bear their own legal costs incurred in the transaction

TSA Property Consultants

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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.