

TO LET SHOP PREMISES

1145 POLLOKSHAWS ROAD, GLASGOW, G41 3YH



- ESTABLISHED RETAIL PITCH
- FRONTS MAJOR ARTERIAL ROUTE
- LARGE LOCAL RESIDENTIAL POPULATION

LOCATION:

Shawlands is a busy suburb of Glasgow located approximately 2 miles south of the City centre. The subjects form part of a large shopping location including Pollokshaws Road and Kilmarnock Road.

The property overlooks the junction of Pollokshaws Road and Kilmarnock Road at Shawlands Cross.

Retailers within the vicinity include Oddbins, Co-op Supermarket, Sony Centre and an extensive variety of specialist retailers including Stocks & Stems of Glasgow, Howards Butcher and Beveridge Fishmonger. There is car parking available in Skirling Street. Rear access from Baker Street to rear.

DESCRIPTION:

The property comprises a large ground floor shop, flexible in layout with open plan retail space plus storage to mid and rear. In addition, staff / disabled toilet and kitchen are located to rear. (layout plan available)

A fire escape to rear leads to Baker Street.

The current fit out for retail use is to a good standard.

ACCOMMODATION:

We assess the area as follows:

Frontage	6.76 m	(22.0 ft)
Ground Floor Sales	138 sq m	(1,485 sq ft)
Storage Front	6.35 sq m	(68.4 sq ft)
Storage Rear	13.1 sq m	(141 sq ft)
TOTAL	157.46 sq m	(1,694 sq ft)

PLANNING:

We understand that the property benefits from Class 1 (Retail) planning consent.

We would recommend that any enquiries regarding planning issues be directed to the Local Planning Authority.

ASSESSMENT:

We have noted from the Scottish Assessor's website that the property has been assessed for rating purposes as a shop with a rateable value of £26,750. The rateable value can be appealed by an incoming tenant.

LEASE:

The property is available on the basis of a new full repairing and insuring lease for a minimum period of 5 years.

RENTAL:

£20,000 pa exclusive.

INCENTIVES:

An incentive package is available to an incoming tenant subject to agreement of Heads of Terms. Further details are available from the marketing agent.

VAT:

We are advised that the subjects are registered for VAT.

LEGAL COSTS:

Each party will be responsible for their own legal costs involved in this transaction. The incoming tenant will be responsible for any stamp duty and registration dues incurred in the preparation and completion of a lease.

ENTRY:

Immediate.

VIEWINGS & FURTHER PARTICULARS:

Apply Sole Letting Agents.

Links CPC
16 Forth Street
EDINBURGH EH1 3LH

Tel: 0131 550 3779
Email: david@linkscpc.co.uk

DETAILS PREPARED:

September 2011.



MISREPRESENTATION

Links CPC LLP give notice to anyone who may read these particulars as follows

- 1 These particulars are prepared for the guidance only of prospective tenants or purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
- 2 Any information contained or referred to herein (whether text plans images) is given in good faith but should not be relied upon as being a statement of representation of fact.
- 3 Nothing in these particulars shall be deemed to be that the property is in good condition, or otherwise, nor that any services or facilities are in good working order.
- 4 The images appearing in these particulars show only certain parts of the property at the time when the images were taken. Certain aspects may have changed since the images were taken and it should not be assumed that the property remains precisely as displayed in the images. Furthermore no assumptions should be made in respect of parts of the property which are not shown on the images.
- 5 Any areas, measurements or distances referred to are approximate.
- 6 Where there is reference in these particulars to alterations being carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters should be checked by an intended tenant or purchaser.
- 7 Descriptions of property are subjective and the descriptions herein are given in good faith as an opinion and not as a statement of fact.