

## TO LET - TRADE COUNTER / WORKSHOP PREMISES

Potential for alternative uses subject to planning

Available from 3,008 - 10,216 sq ft



**19 & 21 Nithsdale Street**  
**Glasgow**  
**G41 2PZ**

- well-presented trade counter / workshop premises
- located within the popular Strathbungo area of Glasgow
- may be suitable for alternative uses including gym, restaurant, nursery (subject to planning)
- scope for 100% rates relief under Small Business Bonus Scheme

# 19 & 21 NITHSDALE STREET GLASGOW



## GERALDEVE



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### Location

The subjects are located on the south side of Nithsdale Street by its junction with Pollokshaws Road within the Strathbungo area of Glasgow approximately 1.5 miles south of the city centre.

Secure off-street parking is found immediately in the front service yard with free on-street parking found on Nithsdale Street itself as well as the immediate surrounding streets.

Excellent access to public transport links are provided with numerous bus services operating on Pollokshaws Road whilst Queens Park and Pollokshields West Railway Station are located a 5 minute walk away. Current occupiers in the development include World Foods and Sehrina Couture.

### Description

#### 19 Nithsdale Street

Ground floor trade counter / workshop premises accessed from the front service yard and internally provides open-plan accommodation with in-span offices, kitchen tea-prep, male & female/ambulant WC's. Loading access is found to the side of the property with scope to install a vehicle access door to the front, if required, subject to obtaining the relevant consents.

#### 21 Nithsdale Street

Lower ground floor workshop / warehouse premises with pedestrian access off the front service yard and vehicle access found to the rear. Internally the accommodation is completely open-plan and benefits from male & female/ambulant WC's.

### Accommodation

We have measured the subjects and calculate the following gross internal floor areas;

	sq m	sq ft
19 Nithsdale Street	279.47	3,008
21 Nithsdale Street	669.66	7,208
Total	949.13	10,216

21 Nithsdale Street is capable of being subdivided with accommodation available from 3,604 sq ft.

### Asking Terms

The subjects are available on FRI terms in part or in whole with quoting information available on request.

### Planning

All planning queries should be made directly to Glasgow City Council on 0141 287 8555.

### Rateable Values

19 Nithsdale Street	£14,900
21 Nithsdale Street	£17,500

Some occupiers may be eligible for 25% or 100% rates relief under the Small Business Bonus Scheme

**VAT** - The rent is not subject to VAT

**EPC** – available on request.

### Viewing & Further Information

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