

TO LET / MAY SELL
RETAIL PREMISES
45.24 sq m (487 sq ft)



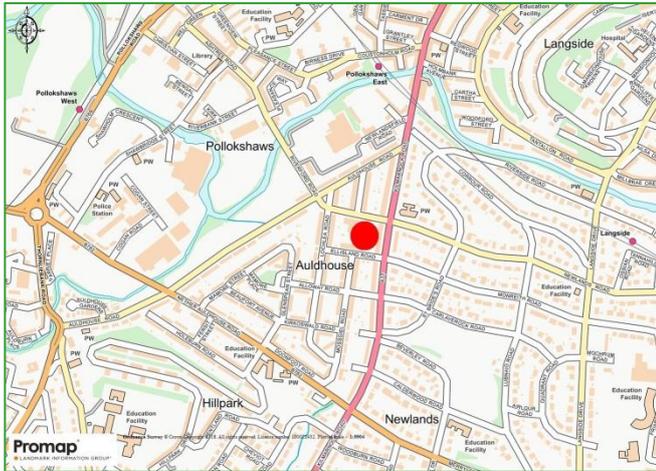
188 Riverford Road
Newlands
Glasgow
G43 2DE

- end-terraced single storey retail unit located within the Newlands area of Glasgow's south side, just off Kilmarnock Road
- internally provides open-plan accommodation with storage space and WC to the rear
- property has been recently re-roofed
- immediate free on-street parking provided
- eligible for 100% rates relief under the Small Business Bonus Scheme
- no VAT on rent / purchase price

188 RIVERFORD ROAD GLASGOW



GERALDEVE



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Location

The subjects are located in the desirable Newlands area of Glasgow on the south side of Riverford Road just by its junction with Kilmarnock Road, approximately 3.5 miles south of Glasgow city centre and equidistant between Shawlands to the north and Giffnock to the south.

Immediate free on-street parking is provided to the front whilst convenient access to public transport links are provided with regular bus services operating on Kilmarnock Road whilst Pollokshaws East Railway Station is a 5 minute walk to the north where regular services to Glasgow Central Station are provided.

Description

The subjects comprise an end terraced single storey retail unit surmounted by a recently renewed flat roof.

Externally the subjects benefit from a single shopfront with a recessed pedestrian access door both protected by manually operated steel roller shutters.

Internally the subjects provide open-plan accommodation with storage space and a single WC found to the rear. Mains supply to gas, water and electricity (3 phase) are provided.

Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate a net internal area of;

45.24 sq m (487 sq ft)

Asking Terms

The subjects are available by way of a new FRI lease at a rental of £8,000 per annum.

Alternatively our client may consider disposing of their heritable interest for which offers are invited.

Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £4,900.

Under the small business bonus scheme some occupiers may benefit from 100% rates relief.

VAT – no VAT on rent / purchase price.

EPC – available upon request.

Viewing & Further Information

By appointment through the sole agents, Gerald Eve LLP

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