

TO LET
RETAIL PREMISES
60.71 sq m (653sq ft)



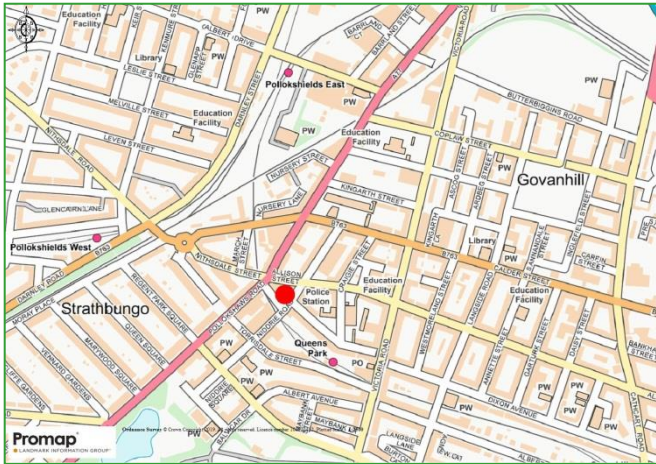
6 Allison Street
Glasgow
G42 8NN

- attractive ground floor retail unit located within the desirable Strathbungo area of Glasgow's south side
- highly visible from Pollokshaws Road
- benefits from Class 1 consent
- free on-street parking provided
- no VAT on rent
- scope for 100% rates relief under Small Business Bonus Scheme

6 ALLISON STREET GLASGOW



GERALDEVE



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Location

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

Free on-street parking is provided to the front of the subjects along with the immediate surrounding streets. Excellent access to public transport links are provided with bus services operating on Pollokshaws Road whilst Queens Park Railway Station is located a 5 minute walk south where direct services to Glasgow Central Station are provided.

Neighbouring occupiers include Ranjits Kitchen, Libby Walker, Rum Shack and Black Rooster Peri Peri Chicken.

Description

The subjects comprise a mid-terraced ground floor retail unit forming part of a larger tenement building. Externally the subjects benefit from a modern aluminium framed shopfront with a centrally located pedestrian access door.

Internally the ground floor provides open-plan accommodation to the front with a partitioned room, tea prep and WC all located to the rear.

A rear single staircase provides access to a mezzanine office/storage space.

Accommodation

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

	sq m	sq ft
Ground Floor	49.15	529
Mezzanine	11.56	124
Total	60.71	653

Asking Terms

The subjects are available on the basis 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.

Planning

The subjects benefit from Class 1 retail consent.

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

Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £5,500.

Subject to fulfilling the set criteria, some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

VAT – No VAT is applicable on the rent / purchase price.

EPC – available on request.

Viewing & Further Information

By appointment through the sole agents Gerald Eve LLP;

Gregor Brown
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Tel. 0141 227 2375



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