

TO LET / MAY SELL RETAIL PREMISES

55.22 sq m (594 sq ft)



13 Battlefield Avenue GLASGOW G42 9HT

- well-presented ground floor retail premises located within the popular Battlefield area of Glasgow's south side
- located just off Battlefield Road opposite Langside College
- scope for 100% rates relief available under the Small Business Bonus Scheme
- no VAT on rent / purchase price

13 BATTLEFIELD AVENUE GLASGOW



GERALDEVE



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Location

The subjects are located within the popular Battlefield area of Glasgow's south side approximately 3 miles south of Glasgow city centre. More specifically the subject property is located on the east side of Battlefield Avenue just by its junction with Battlefield Road. Langside College is located just north of the subjects whilst the 413 x unit residential development on the site of the former Victoria Infirmaries is a short distance west.

Convenient access to public transport links are provided. Mount Florida Railway Station is a 5 minute walk north where direct services to Glasgow Central Station are provided whilst numerous bus services operate on Battlefield Road. Free on-street parking is found on Battlefield Avenue as well as the immediate surrounding streets.

Description

The subjects comprise ground floor retail premises forming part of a larger tenement building. Externally the subjects benefit from a single shopfront with recessed pedestrian access door both protected by manually operated steel roller shutters.

Internally open-plan accommodation is found to the front with an in-span meeting room. A back shop / storage area, kitchen tea-prep and WC are found to the rear where a single staircase provides access to a mezzanine storage area.

Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate the following net internal floor areas;

Ground Floor	41.51 sq m	447 sq ft
Mezzanine	13.71 sq m	148 sq ft
Total	55.22 sq m	595 sq ft

Asking Terms

The subjects are available by way of a new full repairing and insuring lease at a rental of £7,000 per annum.

Alternatively our client may consider disposing of their freehold interest in the subjects for which offers are invited.

Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £4,700.

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 payable on the rent / purchase price.

EPC – available on request.

Viewing & Further Information

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