

**1157 – 1159 SHETTLESTON ROAD
GLASGOW**



GERALDEVE

**TO LET / MAY SELL
RETAIL PREMISES (HOT-FOOD CONSENT APPLIED FOR)
193.59 sq m (2,084 sq ft)**



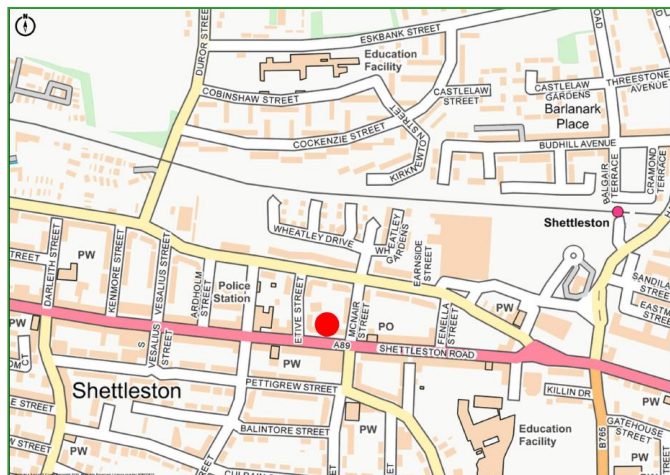
**1157 – 1159 Shettleston Road
GLASGOW
G32 7NB**

- highly prominent double-fronted retail unit on prime section of Shettleston Road
- benefits from class 1 consent with hot-food consent applied for
- rear door access with dedicated parking
- no VAT on rent / purchase price
- eligible for 100% rates relief under Small Business Bonus Scheme

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Location

The subjects are located within the Shettleston area of Glasgow's East End approximately 5 miles east of the city centre. More specifically the subject property is located on the north side of Shettleston between its junctions with McNair Street and Fenella Street where neighbouring occupiers include Ladbrokes, Co-operative Food, Subway, William Hill and Well Pharmacy.

The area is serviced by both bus and rail links with Shettleston Railway Station located within walking distance north providing direct services to Queen Street Station.

Description

The subjects comprise double-fronted mid terraced retail premises arranged over ground and first floor.

Internally, the ground floor provides a mixture of open-plan and cellular accommodation formed by a series of stud partitions, easily removeable to create open-plan accommodation. Male/female, ambulant WC facilities are found to the rear and are contained within a single storey flat roof extension to the rear of the property.

The first floor is accessed via a latch at the front of the property and is in shell condition providing future redevelopment potential

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	119.75	1,289
First floor	73.84	795
Total	193.59	2,084

Planning

The subjects benefit from Class 1 consent with hot-food consent applied for.

Asking Terms

The subjects are available by way of a new FRI lease at a rental of £25,000 per annum.

Alternatively our clients may consider disposing of their heritable interest with offers being invited.

Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £15,000.

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

VAT

No VAT is payable on the rent/purchase price.

EPC

Available upon request.

Viewing & Further Information

By appointment through the sole agents, Gerald Eve LLP

Gregor Brown
gbrown@geraldve.com
Tel. 0141 227 2375



Conditions under which these particulars are issued

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