

**192 - 194 FENWICK ROAD
GLASGOW**



GERALDEVE

**TO LET
RETAIL PREMISES
DUE TO RELOCATION TO LARGER LOCAL PREMISES
142.53sq m (1,534sq ft)**



**192 - 194 Fenwick Road
Giffnock
Glasgow
G46 6UE**

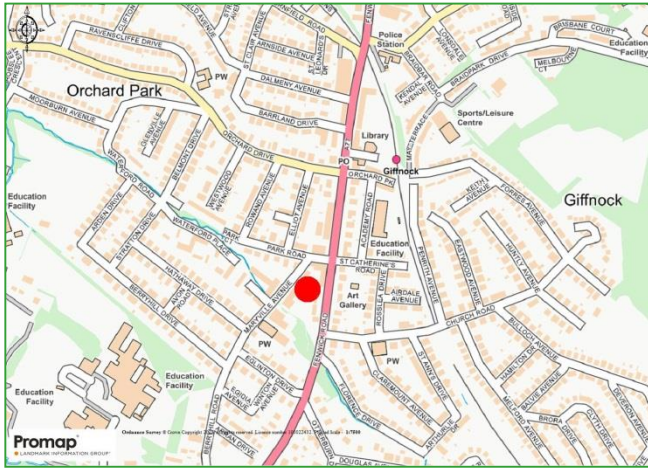
Mid-terraced retail premises situated on an attractive retail parade within the highly sought after and affluent suburb of Giffnock in Glasgow's Southside;

- **located on main arterial route with high volumes of passing traffic**
- **highly prominent unit with double shopfront**
- **internally provides open-plan retail accommodation over ground and basement floor**
- **on-street parking provided**
- **no VAT on rent**

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Location

The subjects are located on the west side of Fenwick Road, a short south of its junction with Park Road & St Catherine's Road within the desirable and affluent commuter suburb of Giffnock approximately 4.5 miles south of Glasgow city centre.

Fenwick Road is a main arterial route connecting with the city centre to the north and Newton Means to the south.

Free on-street parking is provided to the front of the property together with the immediate surrounding streets. Excellent access to public transport links are provided with bus services operating on Fenwick Road itself whilst Giffnock Railway Station is located a 5 minute walk away to the north.

Neighbouring occupiers on the parade include Sainsbury's Local, Pan E Vino Italian Deli and Louise Shafar Jewellers.

Description

The subjects comprise mid-terraced double fronted retail premises arranged over ground and basement floors forming part of an attractive red sandstone building where the upper floors are in residential use.

Externally the subjects benefit from a double shopfront with recessed pedestrian access door.

The ground floor provides bright open-plan retail accommodation. An internal staircase to the rear of the ground floor provides access to the basement where further open open-plan retail accommodation is provided with a partitioned office/staff room complete with staff WC. Rear door access is also provided, ideal for deliveries.

Accommodation

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

	sq m	sq ft
Ground Floor	77.76	837
Basement	64.77	697
Total	142.53	1,534

Asking Terms

The subjects are held on FRI terms expiring 18th September 2027 at a passing rental of £27,500 per annum. The lease contains upwards only rent reviews in 2021 and 2024.

Our client is looking to assign their leasehold interest in the subjects.

Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £30,475.

Entry – my mutual agreement

VAT – no VAT is payable on the rent.

EPC – available upon request.

Viewing & Further Information

By appointment through the sole agents Gerald Eve LLP;

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