

Retail unit

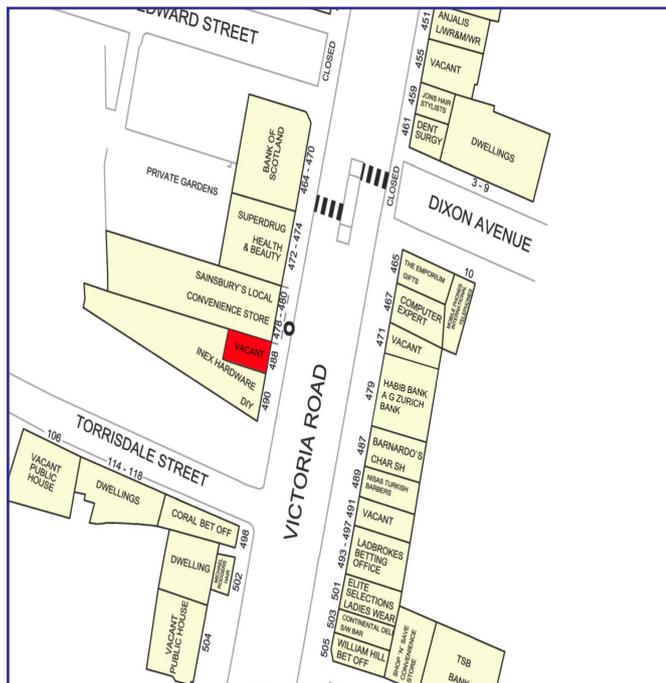
To let



488 Victoria Road, Glasgow

-  Large retail unit within the prime section of Victoria Road, Glasgow
-  Former Bank premises with the benefit of Class II consent
-  Ground floor 159.59 sq m (1,718 sq ft)
-  Rental offers over £25,000 per annum exclusive invited.

488 Victoria Road, Glasgow



Location

Glasgow is Scotland's largest city with a population of circa 600,000 and a shopping catchment in the region of 2.5 million. The city is known as the UK's top retailing destination outside London.

Victoria Road is one of the main shopping streets within the south side of Glasgow, linking Govanhill to the more affluent Queens Park district. The subjects sit on the west side of the street between the junctions of Torrisdale Street and Prince Edward Street. Retailers in the immediate vicinity are a mix of national and local and include Sainsburys, Superdrug, Tesco Express, Barnardos, Ramsdens, Ladbrokes, Semi Chem and Farmfoods. Ample and inexpensive on street metered parking is available immediately to the front of the premises.

Description / floor areas

The subjects occupy the ground floor of a three storey stone built building under a pitched roof. The subjects formerly traded as a bank and internally are laid out to the front as open plan sales with ancillary staff, storage, male and female toilets and staff kitchen to the rear of the subjects.

Hamilton Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Hamilton Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

We calculate the total net internal ground floor area extends as follows:

Ground floor: 159.59 sq m (1,718 sq ft)

Lease terms

The subjects are available on the basis of a full repairing and insuring lease of negotiable length, incorporating regular upwards only rent reviews.

Rent

Offers over £25,000 per annum exclusive are invited.

Rateable value

£24,500 NAV / RV

Energy performance certificate

Available upon request.

VAT

Prices and rents are quoted exclusive of VAT (if applicable)

Legal costs

Each party to bear their own. The tenants will be responsible for stamp duty, stamp duty land tax and registration dues in the normal manner.

Viewing and further information

For further information or an appointment to view please contact the sole agents:

Name: Paul Hamilton
Telephone: 0141 222 2777
Email: enquiries@hamiltoncharteredsurveyors.com

Details prepared: April 2017

