



Retail Premises

654A Alexandra Parade, Glasgow G31 3BU

Location

The subjects are located on the south side of Alexandra Parade, close to its junction with Cumbernauld Road, within the heart of the densely populated and popular suburb of Dennistoun, lying around 2 miles east of Glasgow city centre.

Alexandra Parade is one of the major thoroughfares that runs east-west through the area and the shop is situated at high volume traffic location. The location is well supported with train and bus services. The area benefits from a strong retailing mix with surrounding occupiers including **McNairs & Wilson Solicitors, The Hardware Hut, Allan Menzies & Co Funerals, Dennistoun Barbers, Margherita Pizzeria, Pacitti Jones Estate Agents, Cosmic Fox Tattoo Studio, #Hair Glasgow, Elite Clinic** and the renowned **Celinos Restaurant**. There is on street parking to the front of the shops and locally.

Description

The premises comprise a ground floor shop unit within a 4 storey red sandstone tenement under a pitched and tiled roof. The shop benefits from an aluminium framed shopfront with a recessed aluminium and glass entrance door both set behind security shutters with signage above. The premises are arranged with a front sales area, service counter and back shop with a small sink. The WC serving the shop is located outwith the shop and is situated in the tenement close.

Floor Area

The undernoted floor areas have been calculated on a net internal basis:

440 sq ft (41 sq m)



Rent / Terms

Offers over £8,000 per annum are invited. There is no VAT payable on the rent.

The premises are available on a new Full Repairing & Insuring lease.

Business Rates

RV: £6,500
Payable: £3,126

The premises qualify for 100% rates relief, subject to the tenant meeting the qualifying criteria.

Energy Performance Certificates

Available upon request.

Legal Costs

Each party is responsible for their own legal costs and the tenant shall be responsible for lease registration costs and land tax as standard.

Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

Viewing

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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. April 2026

For further information please call today 0141 556 1222