

DM HALL

To Let

Class 1A

14 Calvay Road,
Glasgow, G33 4RF



180.58 sq m
(1,943 sq ft)

Property Details

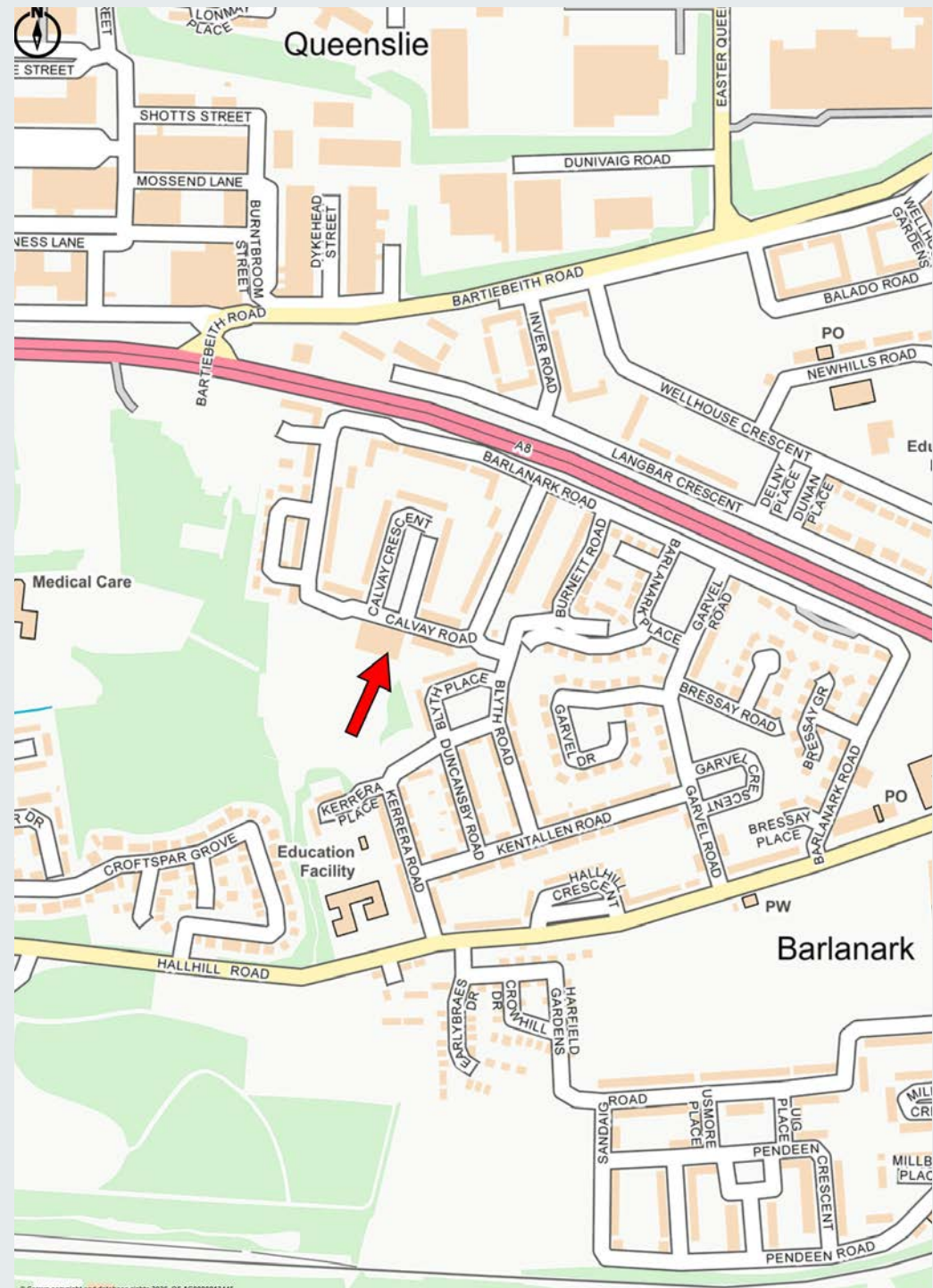
- Attractive retail unit to lease, in the Barlanark area.
- Excellent pedestrian footfall.
- Rates relief available.
- Offers over £17,000 per annum invited.

LOCATION

The subjects are located in the Barlanark area of Glasgow. Glasgow City Centre lies approximately 8 miles to the west. Both Garrowhill and Shettleston train stations are within 5 miles distance from the premises, offering services to Glasgow Central. Regular bus routes are available along Edinburgh Road with access to and from the city centre. The M8 motorway network is situated North of the premises, within a short drive.

The property is positioned adjacent to the Calvary Centre and Community Cafe. The subjects are within a predominantly residential area. Neighbouring occupiers include Eastmuir School, HW UK Services and Scotmid Coop.

An approximate location of the subjects is shown on the appended plan.



Property Details

DESCRIPTION

The subjects are situated within a single storey building of brick construction and surmounted by a pitched roof. Access to the premises is via a single entrance door, with an additional entrance to the front elevation, protected by roller shutters. On street parking is available directly outside the premises.

Internally, the premises are currently used as a convenience store, comprising a large shop floor, with storeroom, kitchen, toilets, and office to the rear.

ACCOMMODATION & FLOOR AREAS

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal basis and is as follows:

180.58 SQ.M. (1,943 SQ.FT.)

NON-DOMESTIC RATES

According to the Scottish Assessors Association, the subjects have a rateable value of £12,500.

Any ingoing occupier has the right to appeal the assessment.

LEASE TERMS

Offers over £17,000 per annum invited.

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.



Property Details

VAT

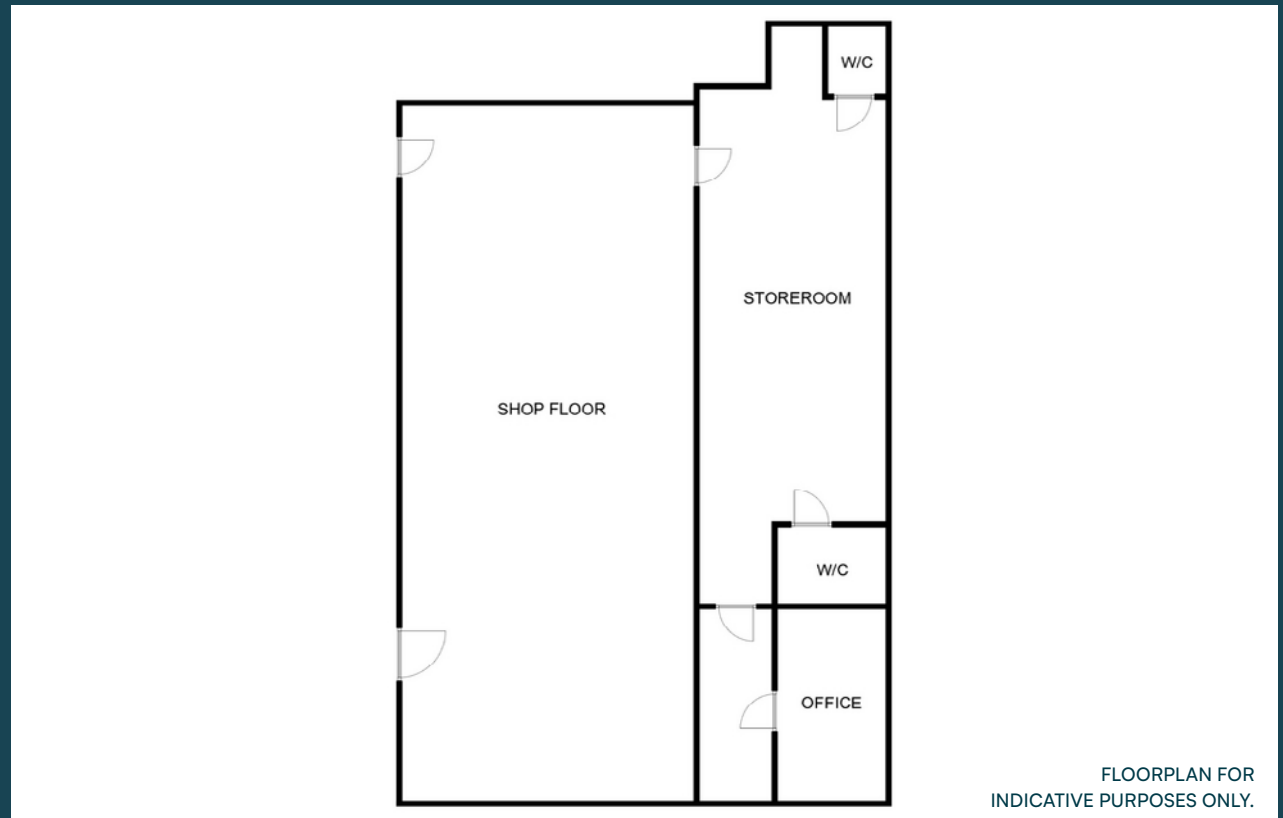
All prices quoted are exclusive of VAT which may be chargeable.

ANTI MONEY LAUNDERING

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VIEWING ARRANGEMENTS

Strictly by contacting the sole letting agents.



Make an enquiry

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Leah.Sellers@dmhall.co.uk

Louis Holmes
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Louis.Holmes@dmhall.co.uk

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