



258 Albert Drive, Glasgow, G41 2NL

Situated On Busy Main Thoroughfare

- Prominent Return Frontage
- Ground & Basement
- 1,702sq ft
- Rent: £20,000p.a.

#### LOCATION

The property is situated on the corner of Albert Drive and Herriet St within the suburb of Pollokshields in Glasgows south side.

Neighbouring occupiers include Pollokshields Primary, Subway, East Meets West Clothing

#### PROPERTY

The property comprises a ground floor retail unit with a larger 4 storey sandstone tenemental development.. Offering a return frontage onto Herriet Street with secondary access / egress.

The property has been fitted out to a good standard with open plan salon / retailing space, partitioned w.c facilities, staff room and store at ground floor. The basement is accessed via an internal staircase providing with 3 further office / stores.

#### NAV/RV

£15,000

#### AREA

Ground: 77.13sqm (830sq ft)

Bsm: 80.95sqm (871sq ft)

Total 158.08sqm (1,702sq ft)



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## RENT

The property is available on a new full repairing and insuring head lease for £20,000p.a

## V.A.T

We understand the property is not elected for V.A.T

## E.P.C

Available on request

## TITLE

Available on request

## LEGAL

Each party shall bear their own legal costs incurred in the transaction

## TSA Property Consultants

162 Buchanan Street  
Glasgow, G1 2LL

**Jas** - 07810 717229 (jas@tsapc.co.uk)

**Will** - 07581 396092 (will@tsapc.co.uk)

**General** - 0141 237 4324 (info@tsapc.co.uk)

## Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents.

The required documents will be confirmed to and requested at the relevant time

## Property Misdescription Act 1991:

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 these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.