

TO LET - RETAIL

77 DEANSTON DRIVE

GLASGOW, G41 3AQ



KEY HIGHLIGHTS

- Located within the popular Shawlands area
- £10,000 pa
- No VAT payable
- 863 ft² (80.06m²)
- Qualifies for 100% rates relief

SUMMARY

Rent	£10,000 per annum
Rateable Value	£6,400 Qualifies for 100% rates relief
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

The subjects comprise a ground floor shop unit within a four storey red sandstone tenement. The subjects benefit from a good sized display window and a recessed entrance door. Internally the subjects are arranged over ground and basement floors. The ground floor comprises a front retail / sales area with a small kitchen prep area and WC to the rear. The basement provides good storage accommodation.

LOCATION

The property is situated on the east side of Deanston Drive, close to its junction with Skirving Street, within the Shawlands area of Glasgow, approximately 2 miles to the south of the City Centre. The shop serves a densely populated residential area and surrounding occupiers include Verse Café, Moco Hair Design, Atmos Hair Studio, Piatto Pizzeria, Soto Deli, Tesoro Hair & Beauty, R N Stevens Tailoring, and Bejouled Jewellers.

The subjects are situated close to Kilmarnock Road / Pollokshaws Road(A77), the main retailing and leisure location within the Shawlands area, and arterial route (the A77) linking the City Centre to the south side of Glasgow. Pollokshaws East train station is a short walk from the subjects and regular bus services operate along Kilmarnock Road. On street car parking is available in the immediate vicinity.

ACCOMMODATION

The accommodation comprises the following areas:

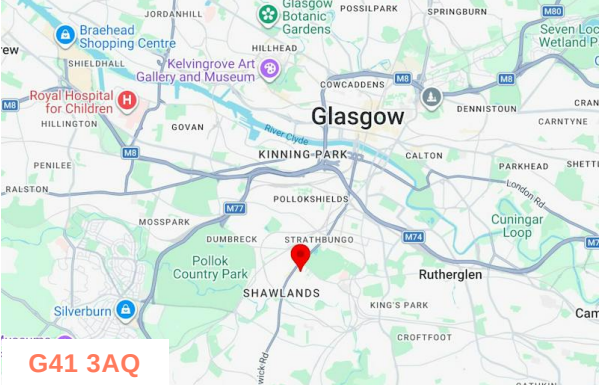
Name	sq ft	sq m	Availability
Ground	500	46.45	Available
Basement	363	33.72	Available
Total	863	80.17	

BUSINESS RATES

RV - £6,400
Payable- £0.00
The premises qualify for 100% rates relief under the Small Business Bonus Scheme.

RENT / TERMS

£10,000 per annum. No VAT is payable on the rent.
The premises are available on a new FRI lease.



VIEWING & FURTHER INFORMATION

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