

TO LET - RETAIL

410 VICTORIA ROAD
GLASGOW, G42 8YS



KEY HIGHLIGHTS

- 367 sq ft
- Prominent Class 1A premises
- Eligible for 100% rates relief under the Small Business Bonus Scheme
- Nearby occupiers include Greggs, Farmfoods, Boots, Optical Hub and Slam Burger
- Available for immediate occupation
- Located within the popular Govanhill area of Glasgow's South Side
- New FRI lease available - £13,200 per annum - no VAT

SUMMARY

Available Size	367 sq ft
Rent	£13,200 per annum
Rates Payable	£3,535.80 per annum Some occupiers may be eligible for 100% rates relief under Small Business Bonus Scheme
Rateable Value	£7,100
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Prominent ground floor Class 1A premises available for immediate occupation.

Externally benefits from single shopfront protected by electrically operated security shutter.

Internally provides open-plan accommodation throughout with a single WC to the rear.

LOCATION

The subjects are located within the Govanhill area of Glasgow's South Side approximately 1.5 miles south of the city centre.

More specifically the subjects are situated on the west side of Victoria Road by its junction with Allison Street.

Regular bus services operate on Victoria Road whilst Queens Park Railway Station is a 2 minute walk south.

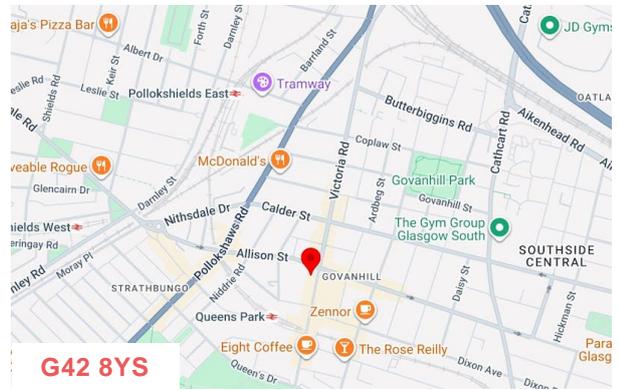
On-street parking provided to the front.

Nearby occupiers include Greggs, Farmfoods, Boots, Optical Hub and Slam Burger.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	367	34.10	Available
Total	367	34.10	



VIEWING & FURTHER INFORMATION

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