






TO LET Retail

449-451 SHIELDS ROAD, GLASGOW,
G41 1NP

The subjects comprise two interconnected
ground floor mid-terraced retail units
contained within a masonry building

-  Main road frontage
-  Good transport links
-  Rates exemption potential
-  No VAT payable on rent
-  Free car parking

BUSY THOROUGHFARE



LOCATION

Pollokshields, which is a conservation area dating back to Victorian times, is located on the south side of Glasgow, approximately 3 miles south west of the City Centre. The subject property is situated on the east side of Shields Road close to it's junction with Maxwell Road.

Excellent public transport links are available nearby with frequent bus services operating on St. Andrews Drive and Shields Road Subway Station is within easy reach taking less than 10 minutes' walk.

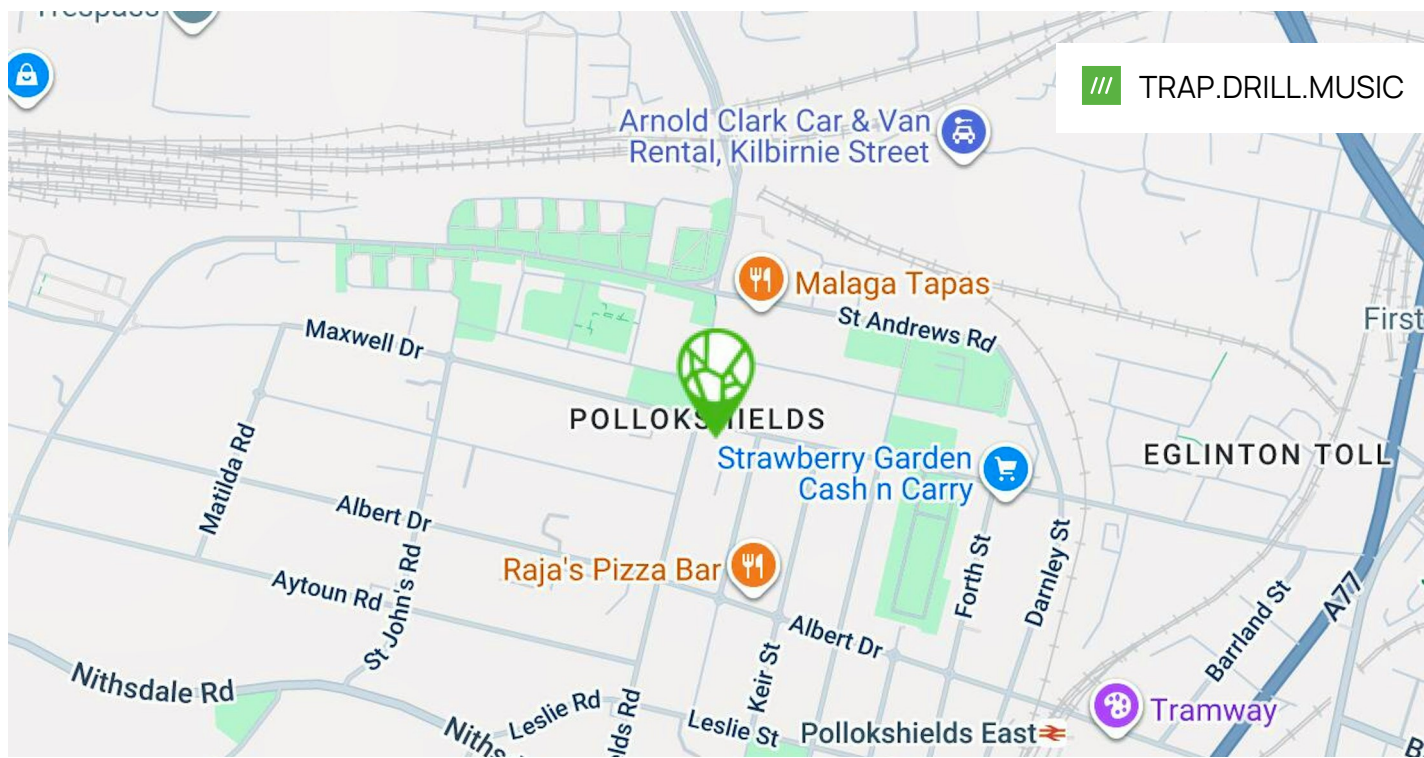
Nearby occupiers include Pepe's Piri Piri, Ladbrokes and Spar.

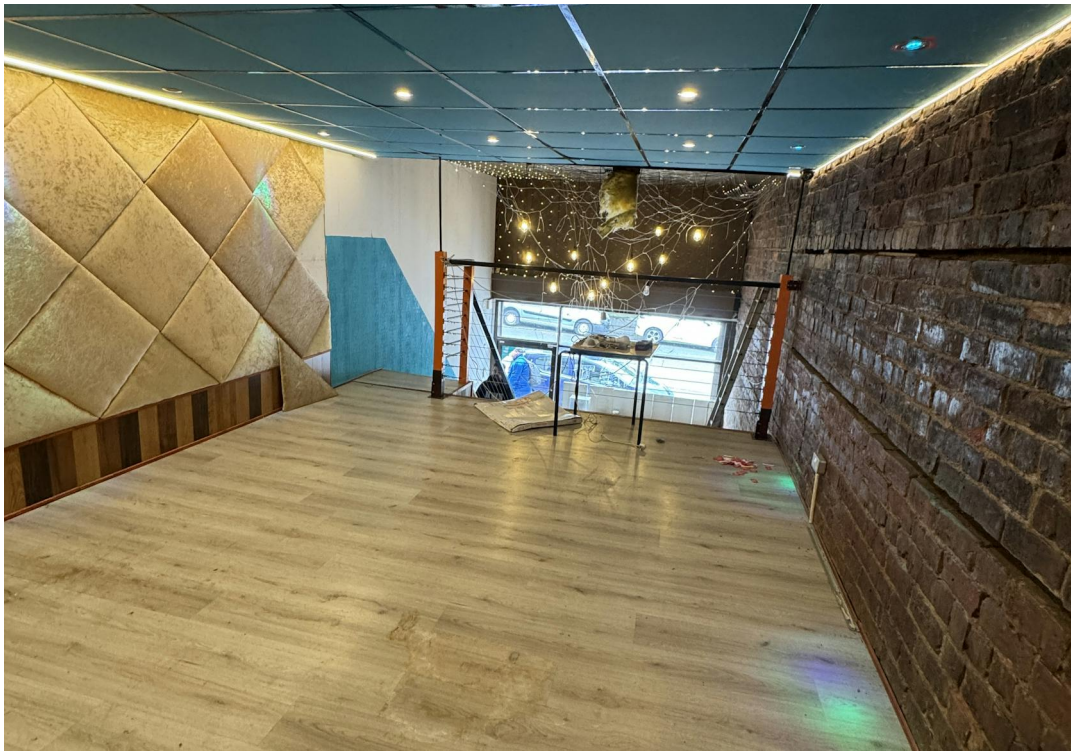
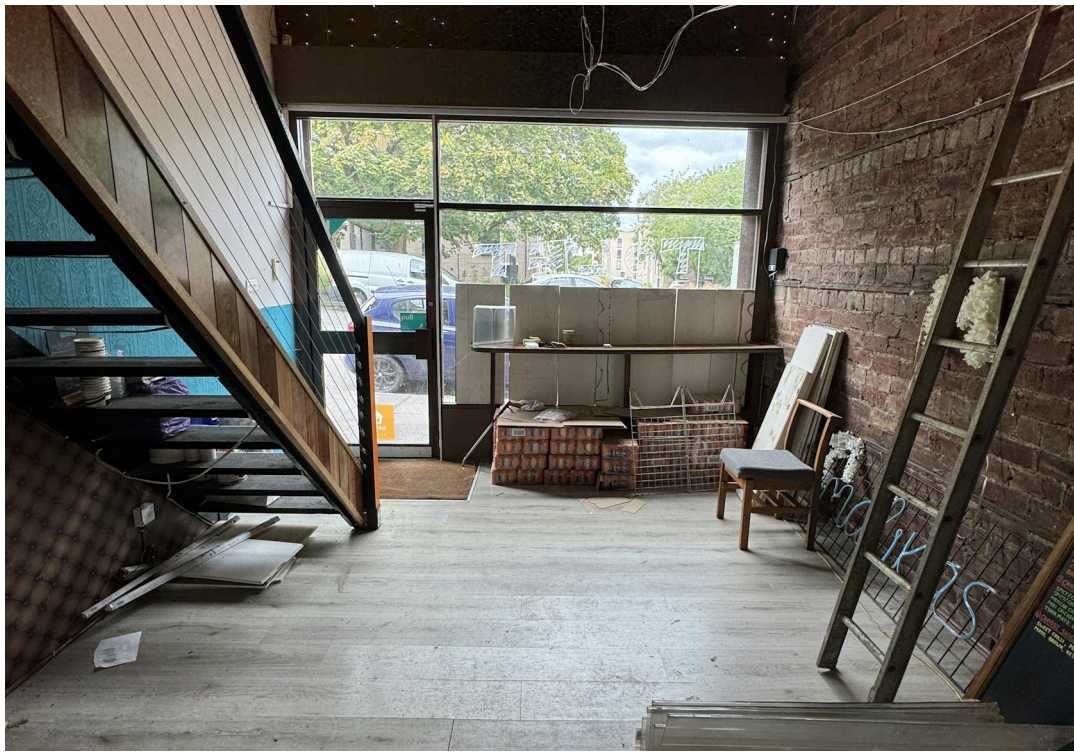
DESCRIPTION

The subjects comprise two interconnected ground floor mid-terraced retail units contained within a masonry building. The roof is flat. Each unit benefits from a single pedestrian door.

Internally, No 449 is open plan space with a mezzanine and previously operated as a cafe. No 451 has 3 offices, store and staff welfare facilities.

The floor throughout is of laminate. The walls are a mixture of exposed brick and splashbacks. The ceilings incorporate LED spot lighting. Space heating is provided electrically. Both units benefit from roller shutters.





ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Retail	1,024	95.13

LEASE TERMS

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £14,000 per annum. Full quoting terms are available upon request.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £8,100. The occupier may be eligible for rates relief, subject to status.

EPC

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

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

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VIEWINGS

Viewings strictly by appointment with the assigned agents:

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