

## TO LET - RETAIL

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24 PORTMAN STREET

KINNING PARK, GLASGOW, G41 1EJ



### KEY HIGHLIGHTS

- 3,207 sq ft
- Well-presented showroom accommodation
- New FRI lease available - £37,500 PA + VAT
- Highly convenient M8, M77 and M74 motorway access
- Available for immediate occupation
- Benefits from secure off-street parking with yard space
- May be suitable for alternative uses including restaurant / leisure subject to planning
- Short walk to Kinning Park & Shields Road Underground Stations

SUMMARY

Available Size	3,207 sq ft
Rent	£37,500 per annum
Rates Payable	£21,414 per annum
Rateable Value	£43,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Showroom accommodation arranged over ground floor and mezzanine.

Benefits from extensive glazed frontage onto Portman Street.

Internally provides bright open-plan accommodation complete with mezzanine level with WC's and tea-prep.

There is secure off-street parking plus yard space to the side.

Additional free on-street parking is provided on Portman Street.

LOCATION

The subjects are located within the popular Kinning Park area of Glasgow situated one mile south-west of Glasgow City Centre.

More specifically the subject property is situated on the west side of Portman Street between its junction with Paisley Road West and Milnpark Street.

The M8 motorway is accessible via Junctions 20 or 21 and the M77 via Junction 22. The M74 is accessed a short distance east of the subjects via Junction 1.

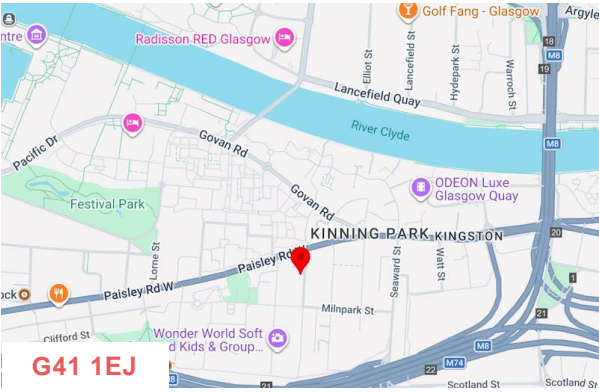
Shields Road and Kinning Park Underground Stations only a 5-minute walk away whilst numerous bus routes operate on Paisley Road West where local shopping and eating amenities are also found.

Nearby occupiers include Portman Motors, Kynoch Boxing Gym, PJW Cards, Sense Scotland and Wonder World.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,675	248.52	Available
Mezzanine	532	49.42	Available
Total	3,207	297.94	



VIEWING & FURTHER INFORMATION

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