





TO LET

Restaurant, Takeaway

253-255 MAXWELL ROAD,
GLASGOW, G41 1TE

Internally, upon entering the premises, the retail space is open plan. The ceilings are of plaster/paint and incorporate LED spot lighting

-  Class 3 hot food consent
-  Rare opportunity to occupy
-  No VAT payable on the rent
-  Potential for rates exemption

SOUTH SIDE LOCATION



VIEW TOUR



LOCATION

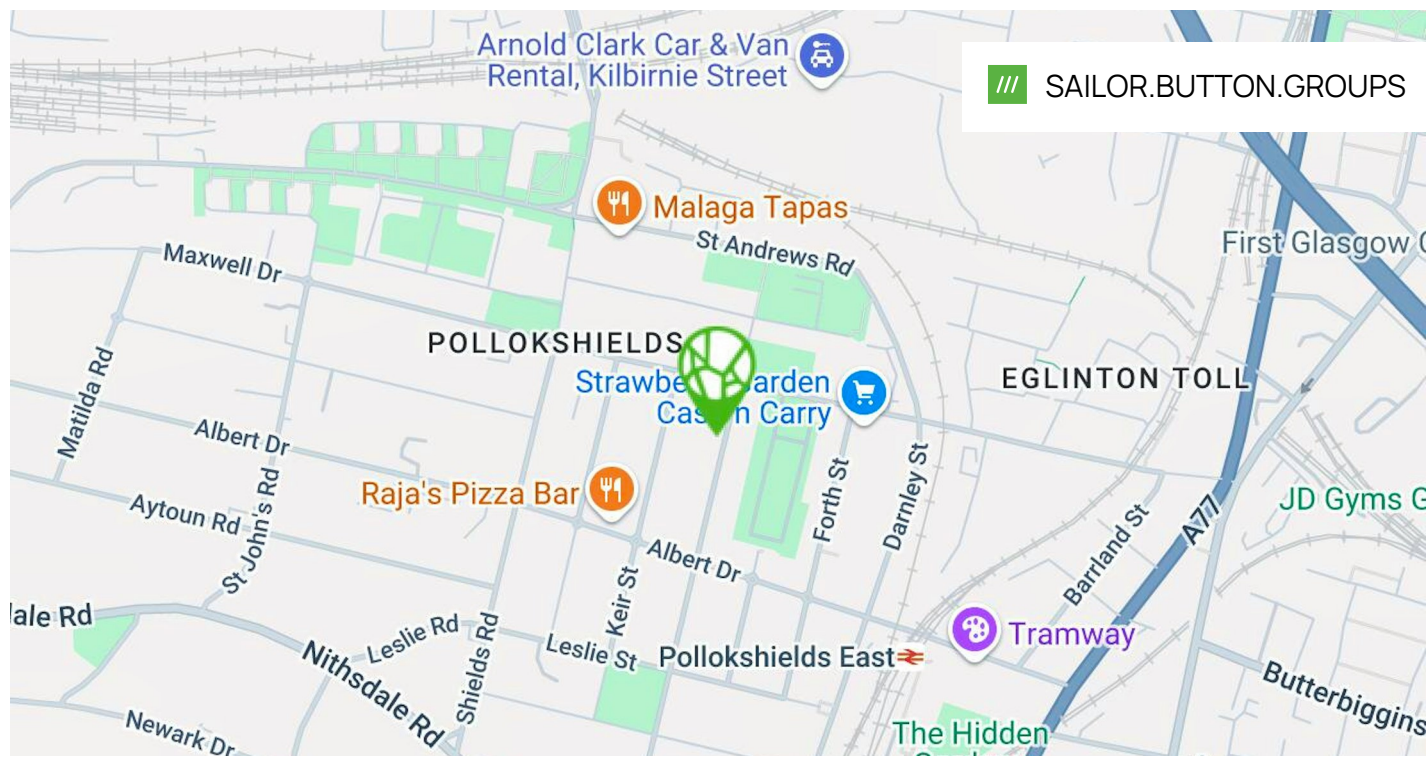
Glasgow is Scotland's largest city and is situated in the central belt and on the west coast. There are four main motorways which run through the city putting it at the hub of Scotland's road network. The town sits approximately 50 miles west of Edinburgh and connects the central belt via the M8 motorway network.

The subject property is located within Pollokshields which is a conservation area dating back to Victorian times. The property is situated to the South of Maxwell Road close to its junction with Kenmure Street. Excellent public transport links are available nearby with frequent bus services operating on Albert Drive and Pollokshields East Train Station is within easy reach taking around 5 minutes' walk.

DESCRIPTION

The subjects comprise a ground floor unit within a mid-terraced, blonde sandstone tenement building, under a pitched and slated roof. The building is arranged over four floors, with retail space on the ground floor and basement and residential accommodation above.

Internally, upon entering the premises, the retail space is open plan. The ceilings are of plaster/paint and incorporate LED spot lighting. The walls are of plaster/paint and the floor is covered in commercial tiles. There is a store, kitchenette and WC to the rear. Access to a basement is gained via a trapdoor which leads to a stairwell. There is a gas supply to the property and space heating is provided electrically.





ACCOMMODATION

The accommodation comprises the following areas:

NAME	BUILDING TYPE	SQ FT	SQ M
Ground	Restaurant / Cafe	1,035	96.15

LEASE TERMS

The property is available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £18,500 per annum. Full quoting terms are available upon request.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £10,700. 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

The subjects are not elected for VAT, therefore, no VAT is payable on the rent.

EPC

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VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT



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