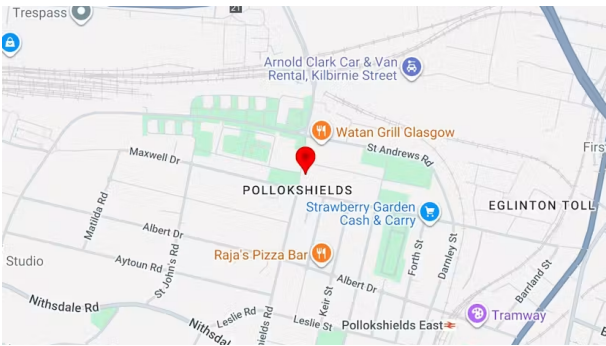


449-451 Shields Road, Glasgow, G41 1NP

A3 (Restaurants and Cafes), Cafe (A1) To Let | £12,000 per annum | 800 to 1,000 sq ft

Opportunity to let a vacant property on Shields Road a busy thoroughfare in Glasgows South Side

scottishbusinessagency.co.uk



449-451 Shields Road, Glasgow, G41 1NP

Key Points

- Blank canvas for an incoming tenant
- Incentives available for the right operator
- Suitable for multiple uses
- Rates Exempt
- No VAT on rent
- No factor fees

Summary

- Rent: £12,000 per annum
- Business rates: 100% small business rates relief applies
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

Josh Hill
07927 076 496
josh@scottishbusinessagency.co.uk

Mark Jackson
07412 968 007
mark@scottishbusinessagency.co.uk

Description

An excellent opportunity to acquire a new lease on favourable terms for this prominent retail unit in the heart of Glasgows thriving South Side.

The property comprises of two commercial retail units inter connected on the ground floor. Number 449 was previously established as a cafe business operating across the open plan ground floor and mezzanine. Number 451 has a store room, 3 offices spaces and staff WC facilities.

Basement level also included for additional storage.

Subject to planning the property lends itself to flexible operating types to include general retail, salon/hair dressing/dog grooming as well as hot food/cafe/restaurant/takeaway.

Location

Situated on busy Shields Road, the property benefits from strong passing footfall and a mix of established local businesses such as the popular Malagas Tapas.

Shields Road is a well connected retail corridor within Pollokshields, benefiting from strong transport links and proximity to Glasgow City Centre. motorway access to the M8 and M74 is less than a 5 minute drive. Tube

scottishbusinessagency.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.

AML: In accordance with the Money Laundering Regulations 2017, all purchasers will be required to provide proof of identity, address, and source of funds prior to any transaction proceeding. Additional information may be required for corporate entities, including details of beneficial ownership. We reserve the right to request such information at any stage.



