

TO LET - RETAIL

340 BATTLEFIELD ROAD

BATTLEFIELD, GLASGOW, G42 9JD



KEY HIGHLIGHTS

- 1,424 sq ft
- Available due to relocation
- New FRI lease available - £16,000 per annum - no VAT
- Eligible for 100% rates relief
- Prominent Class 1A premises
- Located within the popular Battlefield area of Glasgow's South Side
- Well-suited for retail / salon / yoga / pilates / showroom / PT studio etc

SUMMARY

Available Size	1,424 sq ft
Rent	£16,000 per annum
Rates Payable	£2,888.40 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£5,800
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

End-terrace single storey Class 1A premises.

Externally benefits from two display windows with central customer entrance.

Internally provides well-presented open-plan accommodation to the front with WC, tea-prep and storage to the rear.

Mains supplies to gas, water and electricity provided.

LOCATION

The subjects are located within the popular Battlefield area of Glasgow's South Side just 3 miles south of the city centre.

More specifically the subjects are situated on the south side of Battlefield Road between its junctions with Holmlea Road and Cathcart Road benefitting from high volumes of passing traffic.

Mt Florida Railway Station is a 5 minute walk away whilst regular bus services operate on Holmlea Road and Cathcart Road.

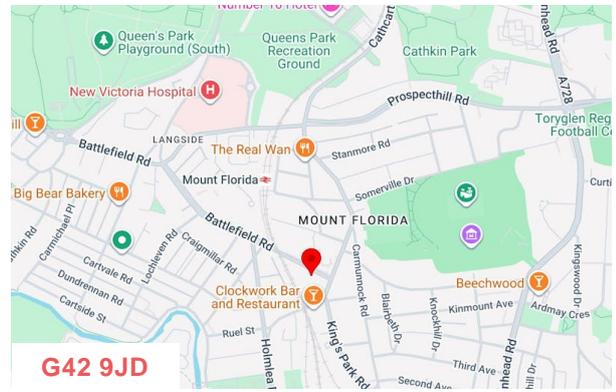
On-street parking provided to the front as well as the surrounding streets.

Neighbouring occupiers include The Wynd Co-Working, CareCo and Florida Park Bar & Restaurant.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,424	132.29	Available
Total	1,424	132.29	



VIEWING & FURTHER INFORMATION

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