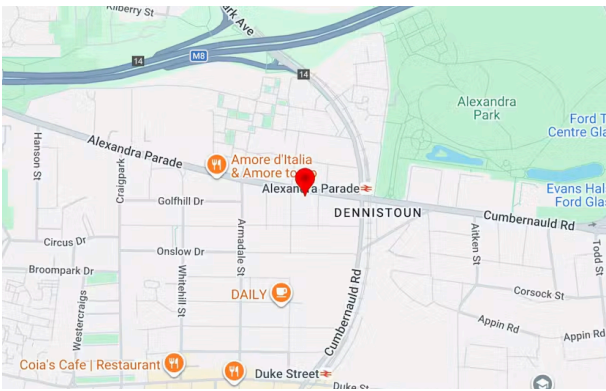






604 Alexandra Parade, Glasgow, G31 3BS

Description

The premises comprise a ground floor shop unit within a 4 storey red sandstone tenement under a pitched and tiled roof. The shop benefits from a good sized glazed shopfront with a recessed steel framed glass entrance door.

The premises are arranged with a front retail / office area, together with a tea prep and toilet to the rear. The floor is timber with a laminate overlay, the walls and ceiling are plaster and lights are surface mounted LED fittings.

Summary

- Rent: £9,000 per annum
- Business rates: £3,360 per annum The premises qualify for 100% rates relief, subject to the tenant meeting the qualifying criteria.
- Service charge: The tenant shall pay a share of the common charges for the building.
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings

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Location

The subjects are located on the south side of Alexandra Parade, close to its junction with Cumbernauld Road, within the heart of the densely populated and popular suburb of Dennistoun, lying around 2 miles east of Glasgow city centre.

Alexandra Parade is one of the major thoroughfares that runs east-west through the area and the shop is situated at high volume traffic location. The location is well supported with train and bus services. The area benefits from a strong retailing mix with surrounding occupiers including Keys Estate Agents, Charisma Barbers, Alexandra Convenience Store, Boston Spuds, Zeus Greek Street Food, Tax Assist Accountants, Countrywide and Celino's Restaurant. There is on street parking to the front of the shops and locally.

Accommodation

Name	sq ft	sq m	Availability
Ground	319	29.64	Available
Total	319	29.64	

Rent / Terms

Offers over £9,000 per annum are invited. There is no VAT payable on the rent.

Business Rates

RV: £7,000

Payable: £3,360

The premises qualify for 100% rates relief, subject to the tenant meeting the qualifying criteria.

