

## TO LET - RETAIL

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644 ALEXANDRA PARADE  
GLASGOW, G31 3BU



### KEY HIGHLIGHTS

- 671 to 1,174 sq ft
- Available for immediate occupation
- Nearby train and bus links
- Eligible for 100% rates relief
- Double fronted Class 1A premises
- On-street parking provided
- New FRI lease available - £15,000 pa - no VAT

## SUMMARY

Available Size	671 to 1,174 sq ft
Rent	£15,000 per annum
Rates Payable	£5,378.40 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£10,800
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## DESCRIPTION

Highly prominent double fronted ground floor retail / office premises forming part of a larger tenement building

Externally the subjects benefit from a modern double shopfront with central pedestrian access door

Internally the subjects provide fully refurbished accommodation with the ground floor providing 3 partitioned rooms plus main open-plan area

The individual rooms have been formed using partitions that can be left as is or changed to suit

WC and tea-prep area are provided on the ground floor

A single staircase provides access a mezzanine level

providing ideal office / storage space

Gas central heating is provided throughout with lighting via LED's

## LOCATION

Located within the popular Dennistoun area of Glasgow's East End just 1 mile east of the city centre. More specifically the subject are situated on the south side of Alexandra Parade by its junction with Alexandra Park Street.

Alexandra Parade is a busy main arterial route with high volumes of passing traffic connecting with the city centre travelling west and neighbouring areas of the East End travelling east.

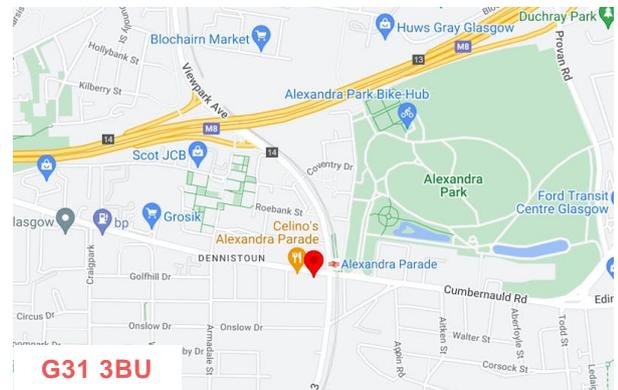
Immediate access to public transport links are provided with regular bus services operating on Alexandra Parade whilst Alexandra Parade Railway Station is less than a 2 minute walk east.

On-street parking is provided.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	671	62.34	Let
Mezzanine - Mezzanine	503	46.73	Let
<b>Total</b>	<b>1,174</b>	<b>109.07</b>	



## VIEWING & FURTHER INFORMATION

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