

TO LET - RETAIL

691 ALEXANDRA PARADE

DENNISTOUN, GLASGOW, G31 3LN



KEY HIGHLIGHTS

- 375 sq ft
- Highly prominent Class 1A premises
- Nearby M8 motorway access
- Eligible for 100% rate relief
- Available for immediate occupation
- Situated next Alexandra Parade Train Station
- Available on new FRI lease - £7,200 pa - no VAT

SUMMARY

Available Size	375 sq ft
Rent	£7,200 per annum
Rateable Value	£4,200 Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

End-terraced ground floor Class 1A premises forming part of a larger tenement building.

Externally benefits from a single shopfront with customer entrance protected by electrically operated security shutter.

Internally provides bright open-plan accommodation to the front with a partitioned room to the rear together with kitchen tea-prep and a single WC.

LOCATION

The subjects are located within the popular Dennistoun area of Glasgow's East End just 1.5 miles east of the city centre.

More specifically the subjects are situated on the north side of Alexandra Parade opposite its junction with Cumbernauld Road benefitting from high volumes of passing traffic.

Regular bus services operate on Alexandra Parade and Alexandra Parade Train Station is situated just a few hundred yards away to the west.

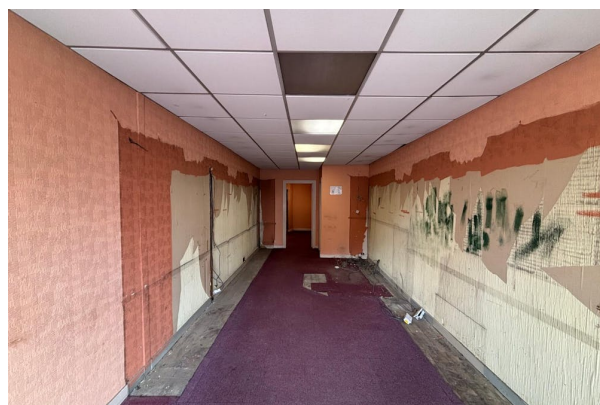
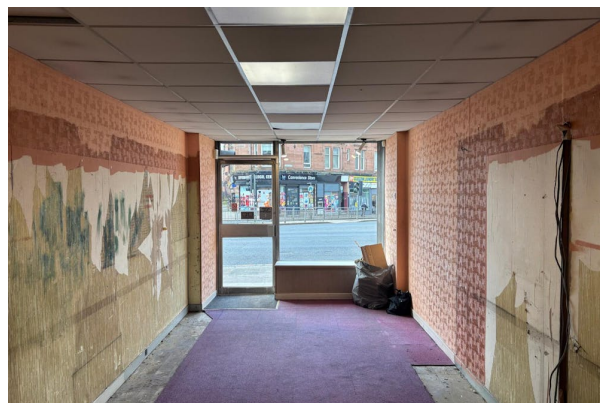
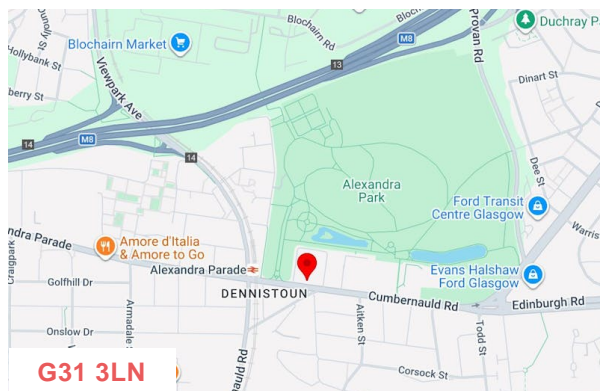
Free on-street parking is provided on the surrounding streets.

Neighbouring occupiers include A Pastry Bakery, Benny's Fish & Chip Shop, Lee Wah Chinese and Pinups Hair Salon.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	375	34.84	Available
Total	375	34.84	



VIEWING & FURTHER INFORMATION

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