

Convenience Store, Office, Retail, Retail - Out Of Town

TO LET

**TSA** Property Consultants



## 73 St. Georges Road, Glasgow, G3 6JA

Glasgow Retail Space Woodlands Area 797sq ft Well Presented Unit

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	797 sq ft / 74.04 sq m
<b>Rent</b>	£17,000 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Located On Busy Thoroughfare
- Well Presented Retail Unit
- V.A.T. Free
- Walking Distance to West End & City Centre
- 797sq ft
- Rent: £17,000p.a.

## Summary

<b>Available Size</b>	797 sq ft
<b>Rent</b>	£17,000 per annum
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The property comprises a ground floor mid-terraced retail unit within a larger mixed use tenemental development surmounted by a pitched roof.

The property offers dual display windows flanking the partially recessed entrance door leading to an open plan retailing space with partitioned store, w.c and tea prep area.

Area

Ground: 74.06sqm (797sq ft)

NAV/RV

£14,200

## Location

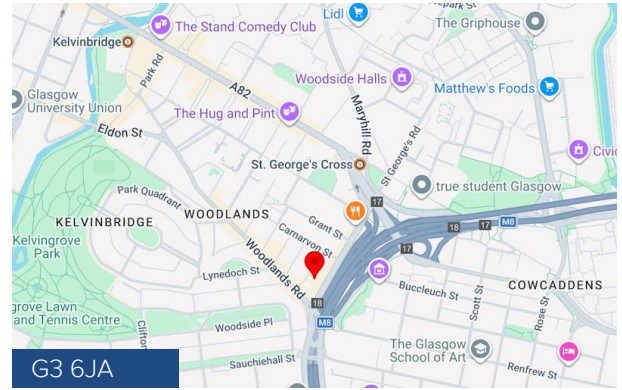
The property is situated on the west side of St Georges Road, close to its junction with Woodlands Road in the Woodlands district of Glasgow.

The property is ideally positioned with ease of access to the M8 motorway network along with surrounded by residential dwellings within the Woodlands and Park districts.

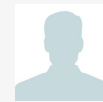
Neighbouring occupiers include PureGym, CueClub, Scottish Motor Services, Cat Cafe, West End Lettings.

## Video

- Video Tour - <https://youtu.be/BConlo9ryQI>



## Viewing & Further Information



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# TSA

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