






## TO LET

### Office, Retail

233 LANGSIDE ROAD, GLASGOW,  
G42 8XY

Corner unit available to lease in Govanhill

-  Prominent corner unit
-  Southside location
-  Busy thoroughfare
-  Rates exemption
-  VAT free rent

CORNER UNIT





## LOCATION

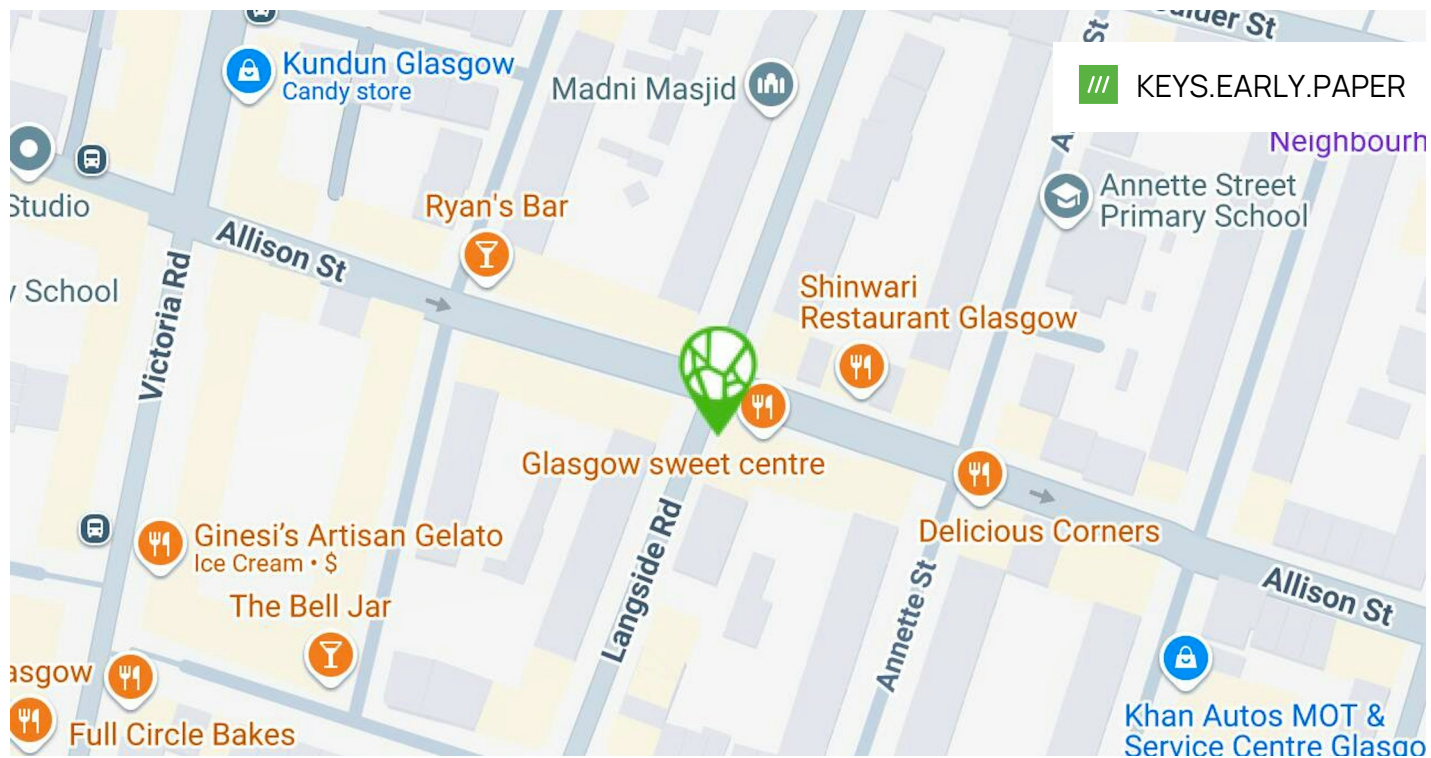
Glasgow is Scotland's largest city and is situated close to the west coast. There are four main motorways which run through the city putting it at the hub of Scotland's road network. The City sits approximately 50 miles west of Edinburgh and connects via the M8, the main motorway network serving central Scotland.

The subject corner property is situated on the east side of Langside Road, immediately at its junction with Allison Street in the Govanhill area of Glasgow which is located approximately 2 miles south of the city centre. The A77 Pollokshields Road is within close proximity and links to the M74. Public transport links to Glasgow city centre are plentiful in the area, with Queens Park Railway Station located a short distance away. Nearby occupiers include AA Continental, Glasgow Sweet Centre and Shinwari Restaurant.

## DESCRIPTION

The property comprises a Victorian era tenement building of masonry construction arranged over four floors with retail accommodation on the ground floor and residential on the upper floors. The roof is pitched and appears to be clad in slate tiles.

The shop, which benefits from return frontage, is accessed via a single aluminium glazed pedestrian door and is protected by an electrically operated roller shutter. Internally, there is a large open retail space which is rectangular in shape. The floor is covered in ceramic tiles and the walls in plasterboard. The ceiling is also of plasterboard and incorporates LED strip lighting.









## ACCOMMODATION

The accommodation comprises the following areas:

NAME	SQ FT	SQ M
Ground	747	69.40

## OFFERS

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £14,750 per annum. Full quoting terms are available upon request.

## EPC

A copy of the Energy Performance Certificate (EPC) is available upon request.

## RATEABLE VALUE

£10,500 The occupier may be eligible for rates relief, subject to status.

## VAT

Not applicable

## LEGAL FEES

Each party to bear their own costs

## VIEWINGS

Viewings strictly by appointment with the assigned agents:

## CONTACT



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