

TO LET - RETAIL

40 KILMARNOCK ROAD

SHAWLANDS, GLASGOW, G41 3NH



KEY HIGHLIGHTS

- 1,101 sq ft
- Highly prominent retail premises arranged ground and first floor level
- Available on new FRI lease - £18,000 per annum, no VAT
- Eligible for 25% rates relief under the Small Business Bonus Scheme
- Available for immediate occupation
- Located within prime section of Kilmarnock Road
- Class 1A premises with scope for Class 3, subject to planning
- Nearby occupiers include Greggs, Holland & Barrett, Curious Liquids, Sears Pizza, Shawlands Dental Care, Superdrug and Bank of Scotland

SUMMARY

Available Size	1,101 sq ft
Rent	£18,000 per annum
Rates Payable	£6,972 per annum Some occupiers may be eligible for 25% rates relief under the Small Business Bonus Scheme.
Rateable Value	£14,000
VAT	To be confirmed
EPC Rating	Upon enquiry

DESCRIPTION

Mid-terraced prominent Class 1A premises arranged over ground and first floor.

Externally benefits from extensive glazed shopfront with customer entrance.

Internally the subjects provide well presented open-plan accommodation at ground floor level.

A single staircase provides access to the first floor which provides ideal storage space along with WCs.

LOCATION

The subjects are located within the popular Shawlands area of Glasgow's South Side approximately 2 miles from the city centre.

More specifically the subjects occupy a 100% prime position on the west side of Kilmarnock Road opposite its junction with Mount Stuart Street.

Regular bus services operate on Kilmarnock Road whilst Crossmyloof Train Station is a 10 minute walk west.

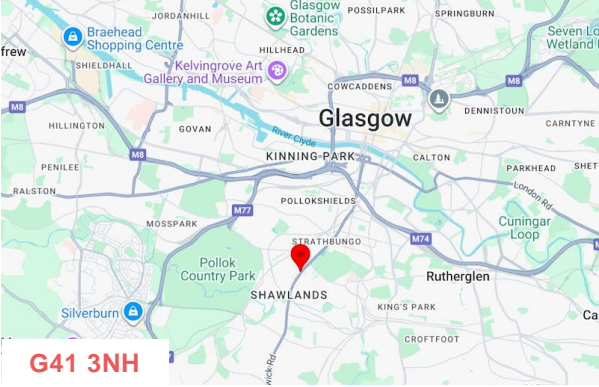
On-street parking is provided on Kilmarnock Road as well as the surrounding streets.

Nearby occupiers include Greggs, Holland & Barrett, Curious Liquids, Sears Pizza, Shawlands Dental Care, Superdrug and Bank of Scotland.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	774	71.91	Available
1st	327	30.38	Available
Total	1,101	102.29	



VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

Kerrie Currie

0141 212 0059 | 07778 431703
kc@gmbrown.co.uk

G·M·BROWN