

TO LET - RETAIL

451 VICTORIA ROAD

GLASGOW, G42 8RW



KEY HIGHLIGHTS

- 783 sq ft
- Well-presented double fronted Class 1A premises
- Available on new FRI lease - £20,000 pa - no VAT
- Available for immediate occupation
- Situated on prime section of Victoria Road within Glasgow's South Side
- Neighbouring occupiers include Sainsbury's, Cibo, Loop & Scoop, Short Long Black, Cake Box, Slam Burger, Ginesis Ice Cream and Dental Scotland

SUMMARY

Available Size	783 sq ft
Rent	£20,000 per annum
Rates Payable	£6,922.20 per annum Some occupiers may be eligible for 25% rates relief under the Small Business Bonus Scheme.
Rateable Value	£13,900
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Double-fronted ground floor Class 1A premise forming part of a larger tenement building.

Externally benefits from two large display windows with central customer entrance, all protected by electrically operated internal security shutters.

Internally the subjects property bright open-plan retail accommodation to the front complete with storage area and WC to the rear.

LOCATION

The subjects are located within the Govanhill area of Glasgow's South Side approximately 1.5 miles south of the city centre.

More specifically the subjects are situated on the east side of Victoria Road by its junction with Dixon Avenue.

Regular bus services operate on Victoria Road whilst Queens Park Railway Station is a 2-minute walk away.

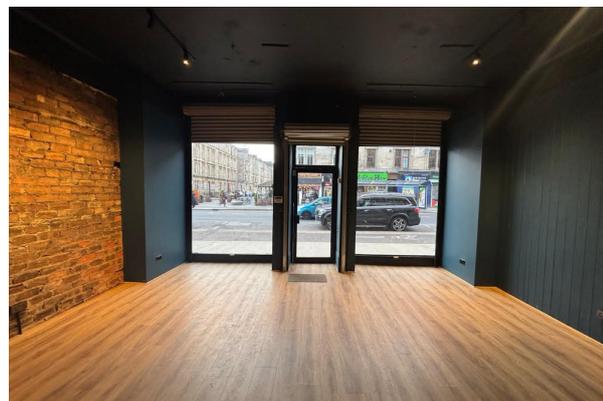
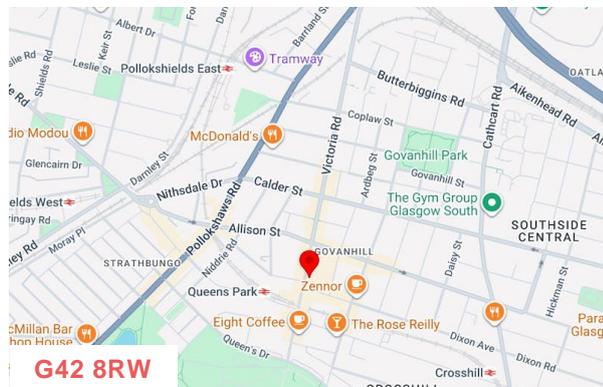
On-street parking provided to the front.

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ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	783	72.74	Available
Total	783	72.74	



VIEWING & FURTHER INFORMATION

Gregor Brown

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

Kerrie Currie

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