

TO LET - RETAIL

275-277 GALLOWGATE

GLASGOW, G4 0TR



KEY HIGHLIGHTS

- 930 sq ft
- Highly prominent double-fronted Class 1A premises
- Available on new FRI lease - £20,000 per annum + VAT
- Situated opposite the famous Barrowlands Ballroom and Barras Market
- Available for immediate occupation
- Class 3 / Hot-food potential, subject to planning
- Eligible for 100% rates relief under the Small Business Bonus Scheme
- Nearby occupiers include Saint Luke's, Barras Art & Design Centre (BAaD), Ho Lee Fook Japanese Takeaway, Boss Pizza, The Glasgow Collective

SUMMARY

Available Size	930 sq ft
Rent	£20,000 per annum
Rates Payable	£5,851.50 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£11,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Prominent double-fronted Class 1A premises forming part of a larger retail parade.

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

Internally provides open-plan accommodation complete with kitchen and WCs to the rear.

May be suitable for Class 3 / Hot-food subject to planning.

LOCATION

The subjects are located within the heart of Glasgow's Barrowlands area just east of the city centre.

More specifically the subjects are situated on the north side of Gallowgate opposite its junction with Bain Street and in close proximity to the Barrowlands Ballroom and Barras Market.

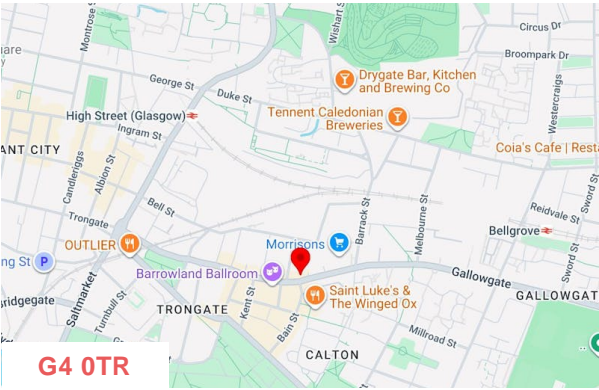
Regular bus services operate on Gallowgate whilst Belgrove Railway Station is a 10 minute walk east.

Nearby occupiers include Saint Luke's, Barras Art & Design Centre (BAaD), Ho Lee Fook Japanese Takeaway, Boss Pizza, The Glasgow Collective.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	930	86.40	Available
Total	930	86.40	



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