

TO LET - RETAIL

342 DUKE STREET

DENNISTOUN, GLASGOW, G31 1QZ



KEY HIGHLIGHTS

- 320 sq ft
- Well-presented Class 1A premises
- Available on new FRI lease - £9,000 per annum - no VAT
- On-street parking provided
- Available for immediate occupation
- Located within the popular Dennistoun area of Glasgow's East End
- Eligible for 100% rates relief
- Neighbouring occupiers include Amo Barbers, Franks Pizzas, Barnardo's, Tibo, I-Repair, Mensch Menswear

SUMMARY

Available Size	320 sq ft
Rent	£9,000 per annum
Rates Payable	£2,020.20 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£4,200
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Ground floor retail premises forming part of a larger tenement building.

Externally benefits from a single shopfront with customer entrance both protected by manually operated security shutters.

Internally provides bright open-plan accommodation to the front with rear storage complete with tea-prep and WC.

LOCATION

The subjects are located within the popular Dennistoun area of Glasgow's East End just 1 mile east of the city centre.

More specifically the subjects are situated on the south side of Duke Street between its junction with Sword Street and Thomson Street.

Regular bus services operate on Duke Street whilst Bellgrove Train Station is a 2 minute walk south.

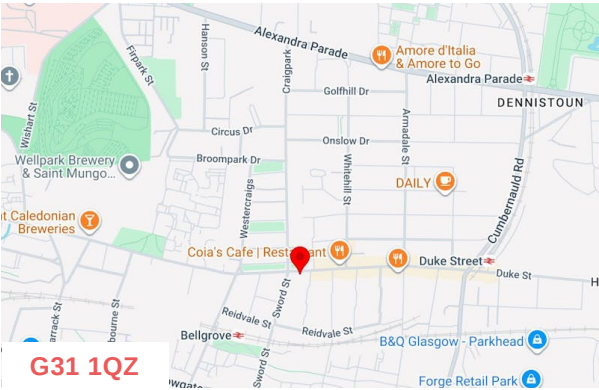
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ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	320	29.73	Available
Total	320	29.73	



VIEWING & FURTHER INFORMATION

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