



158 Albert Drive, Glasgow, G41 2NG

Albert Drive Retail Space - Rates & V.A.T. Free 610sq ft - Walk-In Unit - £10,000p.a.

Summary

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|-----------------------|--|
| Tenure | To Let |
| Available Size | 660 sq ft / 61.32 sq m |
| Rent | £10,000 per annum |
| Rateable Value | £6,200 Zero Rates Qualifying* (subject to status) |
| EPC Rating | Upon enquiry |

Key Points

- Located On Busy Thoroughfare
- Ground & Basement
- Rates & V.A.T. Free
- Well Presented Unit
- 610sq ft
- Rent: £10,000p.a.

Summary

| | |
|-----------------------|--|
| Available Size | 660 sq ft |
| Rent | £10,000 per annum |
| Rateable Value | £6,200 Zero Rates Qualifying* (subject to status) |
| VAT | Not applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon enquiry |

Description

The property comprises a ground floor and basement commercial unit set with a larger traditional tenemental development surmounted by a pitched roof.

The property offers a single display window and entrance door of aluminium framed and glazed construction secured by electric roller shutters. Internally the property offers an initial open plan retailing / salon space with partitions to the rear forming stores / office and w.c. facilities.

The basement is accessed via a staircase to the rear of the demise offering further partitioned rooms and w.c. suitable for treatment rooms / office / storage.

Area

Ground: 38.91sqm (419sq ft)

Bsm: 17.77sqm (191sq ft)

Total: 56.68sqm (610sq ft)

NAV/RV

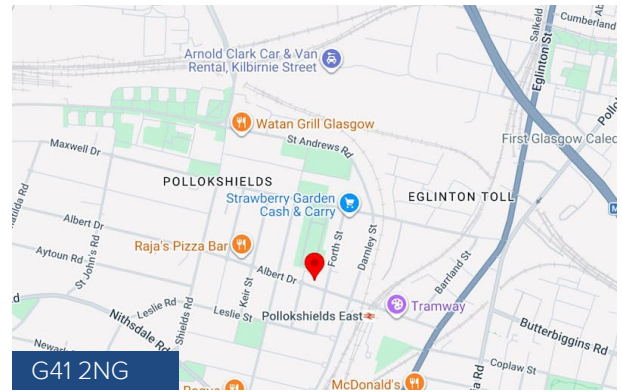
£6,200

Location

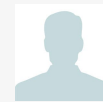
The property is situated on the north side of Albert Drive close to its junction with Forth Street in the Pollokshields suburb of Glasgow's south side.

The property is surrounded by a variety of mixed commercial offerings and residential dwellings. Albert Drive acts as a commercial hub within the Pollokshields area serving the community with excellent transport links via road and rail with Pollokshields East train station in close proximity.

Neighbouring occupiers include Gogna Jewellers, Ramzan Jewellers, Strawberry Garden Cash & Carry and Peria Commercial Catering Sales.



Viewing & Further Information



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TSA

Property Consultants

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