

TO LET - RETAIL

204 LONDON ROAD

THE BARRAS, GLASGOW, G40 1PB



KEY HIGHLIGHTS

- 878 sq ft
- Situated opposite entrance to The Barras just east of Glasgow City Centre
- On-street parking provided
- Double-fronted ground floor retail premises
- Available for immediate occupation
- New FRI lease available - £14,000 pa - no VAT

SUMMARY

Available Size	878 sq ft
Rent	£14,000 per annum
Rates Payable	£5,627.40 per annum Some occupiers may be eligible for 100% rates relief.
Rateable Value	£11,300
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Double-fronted retail premises with central access door and two adjacent display windows all protected by manual roller shutters.

Internally provides main open-plan from area with storage / tea-prep / WC provided to the rear.

LOCATION

The subjects are situated on the south side of London Road, opposite its junction with The Barras / Kent Street, on the eastern fringe of Glasgow City Centre.

On-street parking is provided to the front.

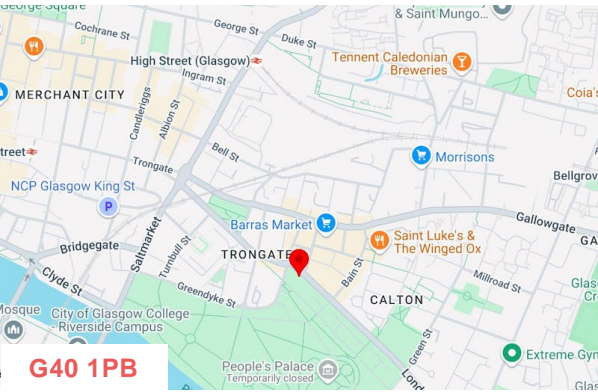
Regular bus services operate on London Road whilst Argyle Street Railway Station is a 10 minute walk west.

Nearby occupiers include Barras Art & Design Centre (BAD), Motoring World, Scran, Loch Fyne Shellfish Bar and Glickman's Sweet Shop.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	878	81.57	Available
Total	878	81.57	



VIEWING & FURTHER INFORMATION

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