

## TO LET - RETAIL

---

170 NITHSDALE ROAD

POLLOKSHIELDS, GLASGOW, G41 5RB



### KEY HIGHLIGHTS

- 810 sq ft
- Internally provides bright open-plan space with attractive original features
- Eligible for 100% rates relief
- Neighbouring occupiers include Made from Grapes, The Loveable Rogue, Six by Nico, Zuchinni, Rowlands Pharmacy, Moyra Janes and Flora Haven
- Attractive corner Class 1A premises
- Benefits from outdoor garden / seating area
- New FRI lease available - £21,000 per annum - no vat

SUMMARY

Available Size	810 sq ft
Rent	£21,000 per annum
Rates Payable	£4,681.20 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£9,400
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Attractive ground floor corner Class 1A premises.

Externally benefits from prominent display windows with central customer entrance, all protected by electric security shutters.

Internally the unit has been stripped back and provides front open-plan space that connects with a rear storage area complete with WC. Attractive original features are found throughout.

Externally there is a private garden and generous pavement space, ideal for outdoor seating.

LOCATION

The subjects are located within the Pollokshields area of Glasgow' South Side just 2 miles south of the city centre.

Nithsdale Road is a busy main through road within a densely populated residential area and is the main retail hub for Pollokshields.

Free on-street parking is provided to the front.

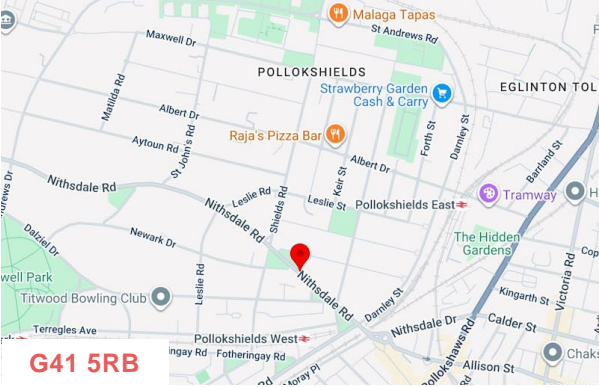
Regular bus services operate on Nithsdale Road and Pollokshields West is a 2 minute walk south of the subjects.

Neighbouring occupiers include Made from Grapes, The Loveable Rogue, Six by Nico, Zuchinni, Rowlands Pharmacy, Moyra Janes and Flora Haven.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	810	75.25	Available
<b>Total</b>	<b>810</b>	<b>75.25</b>	



VIEWING & FURTHER INFORMATION

**Gregor Brown**

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

**Kerrie Currie**

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