

TO LET - RETAIL

17 LEVEN STREET

POLLOKSHIELDS, GLASGOW, G41 2JB



KEY HIGHLIGHTS

- 408 sq ft
- Well-presented Class 1A premises
- Previously used as a dental lab
- Eligible for 100% rates relief under the Small Business Bonus Scheme
- Located within the popular Pollokshields area of Glasgow's South Side
- Available for immediate occupation
- Well-suited for retail, salon, clinic, coffee shop, office type uses
- New FRI lease available - £8,500 pa - no VAT

SUMMARY

Available Size	408 sq ft
Rent	£8,500 per annum
Rates Payable	£1,792.80 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£3,600
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Ground floor Class 1A premises forming part of a larger tenement building.

Externally benefits from attractive full height shopfront with adjacent customer door protected by original storm doors.

Internally provides main open-plan front area with generous height and attractive original cornice.

Partitioned back shop complete with WC.

Mains supplies to electricity (3 phase), gas and water are provided.

LOCATION

The subjects are located within the popular Pollokshields area of Glasgow's South Side approximately 1.5 miles south of Glasgow City Centre.

More specifically the subjects are situated on the south side of Leven Street by its junction with Kenmuir Street.

Free on-street parking is provided on Leven Street and the surrounding streets.

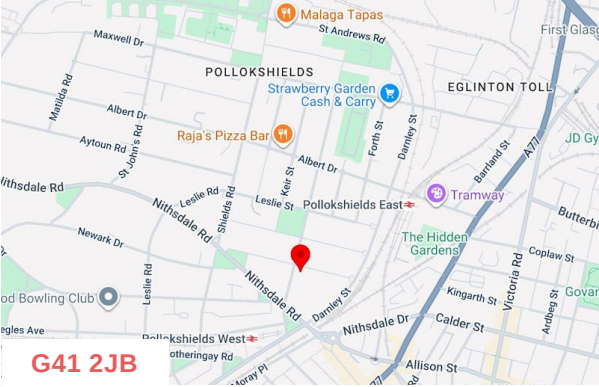
Nearby public public transport links are provided with Pollokshields East Railway Station a 5 minute walk north whilst regular bus services operate on Albert Drive.

Nearby occupiers include Mr Barber, Bespoke Beauty, Numark Pharmacy, Moyra Jane's Cafe, Floral Haven, Gavin Hyndman Hair, Loveable Rogue Restaurant and Zia-ul-Quran Place of Worship.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	408	37.90	Available
Total	408	37.90	



VIEWING & FURTHER INFORMATION

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