

## TO LET - RETAIL

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5 PORTMAN STREET

KINNING PARK, GLASGOW, G41 1EJ



### KEY HIGHLIGHTS

- 1,352 sq ft
- Available for immediate occupation
- Short walk to Kinning Park & Shields Road Underground Station
- Available on new FRI lease - £16,500 per annum
- Highly prominent showroom / trade-counter premises
- Provides well-presented open plan accommodation
- Highly convenient M8, M74 and M77 motorway access
- Eligible for 100% rates relief under Small Business Bonus Scheme

## SUMMARY

Available Size	1,352 sq ft
Rent	£16,500 per annum
Rates Payable	£5,079.60 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£10,200
VAT	Not applicable
EPC Rating	Upon enquiry

## DESCRIPTION

Highly prominent showroom / trade-counter premises.

Benefits from modern extensive glazed shopfront protected by electrically operated security shutters.

Internally provides well-presented bright open-plan accommodation with WC's, partitioned office and tea-prep to the rear.

## LOCATION

The subjects are located within the popular Kinning Park area of Glasgow situated one mile south-west of Glasgow City Centre.

More specifically the subject property is situated on the east side of Portman Street by its junction with Paisley Road West.

The M8 motorway is accessible via Junctions 20 or 21 and the M77 via Junction 22. The M74 is accessed a short distance east of the subjects via Junction 1.

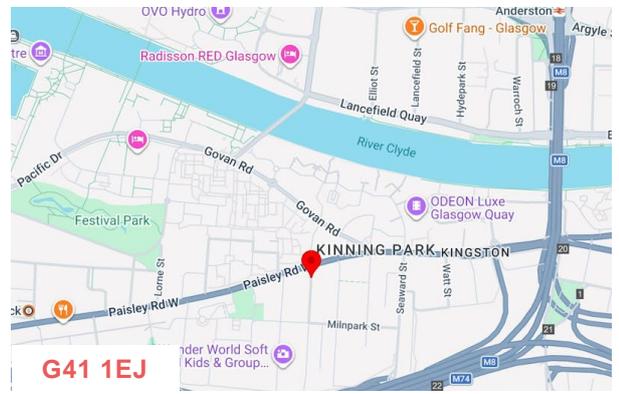
Shields Road and Kinning Park Underground Stations only a 5-minute walk away whilst numerous bus routes operate on Paisley Road West where local shopping and eating amenities are also found.

Nearby occupiers include Portman Motors, Kynoch Boxing Gym, PJW Cards, Sense Scotland and Wonder World.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,352	125.60	Available
<b>Total</b>	<b>1,352</b>	<b>125.60</b>	



## VIEWING & FURTHER INFORMATION

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