

TO LET - RETAIL

28 MINARD ROAD

SHAWLANDS, GLASGOW, G41 2HN



KEY HIGHLIGHTS

- 360 sq ft
- Well fitted Class 1A premises
- New FRI lease available - £12,000 pa - no VAT
- Neighbouring occupiers include Tantrum Donuts, Brunswick Lettings, Brooklyn Café, South Side Butchers, Shawlands Laundry, Showa Coffee House, Curleys Urbane Barbers and WellCare Pharmacy.
- Available for immediate occupation
- Eligible for 100% rates relief
- On-street parking provided

SUMMARY

| | |
|----------------|---|
| Available Size | 360 sq ft |
| Rent | £12,000 per annum |
| Rateable Value | £6,500 Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme. |
| VAT | Not applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon enquiry |

DESCRIPTION

The subjects comprise a ground floor mid-terraced Class 1A unit forming part of a larger tenement building.

Externally benefits from a modern aluminium framed shopfront protected by an electric roller shutter.

Internally the property has been refurbished to a high standard with main front open-plan area benefitting from attractive original cornice and ceiling rose.

A single WC and kitchen / storage area are provided to the rear.

LOCATION

The subjects are located within the heart of Shawlands on the north side of Minard Road close to its junction with Pollokshaws Road approximately 2.5 miles south of Glasgow city centre.

Minard Road is a busy through road with high volumes of passing traffic that connects with Langside Avenue and Pollokshaws Road, in turn connecting with various neighbouring populous areas of the South Side including Battlefield, Langside, Strathbungo, Newlands and Pollokshields.

Crossmyloof Railway Station is only a 5-minute walk north whilst regular bus services operate on Minard Road and Pollokshaws Road.

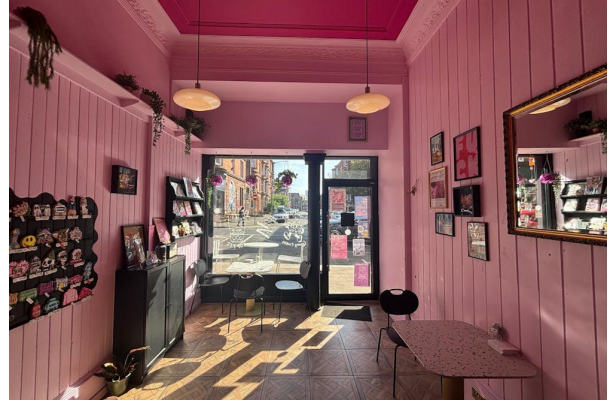
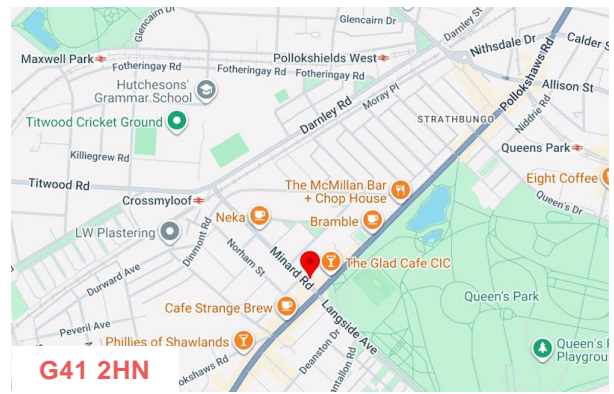
Free on street parking is provided to the front of the property as well as the surrounding streets.

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ACCOMMODATION

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------|------------|--------------|--------------|
| Ground | 360 | 33.45 | Available |
| Total | 360 | 33.45 | |



VIEWING & FURTHER INFORMATION

Gregor Brown

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

Kerrie Currie

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