kirkstone

TO LET / FOR SALE
Retail

938-940 SPRINGFIELD ROAD, GLASGOW, G31 4HE

The subjects comprise a double retail unit - one single storey and one within a 4 storey sandstone building

- Main road frontage
- Busy arterial route
- Excellent transport links
- VAT free opportunity
- Rates exemption potential
- Free on street parking
- 79.62 sqm (857 sq ft)

CLOSE TO PARKHEAD CROSS

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LOCATION

Glasgow is Scotland's largest city and is situated in the central belt and on the west coast. There are four main motorways which run through the city putting it at the hub of Scotland's road network. The town sits approximately 50 miles west of Edinburgh.

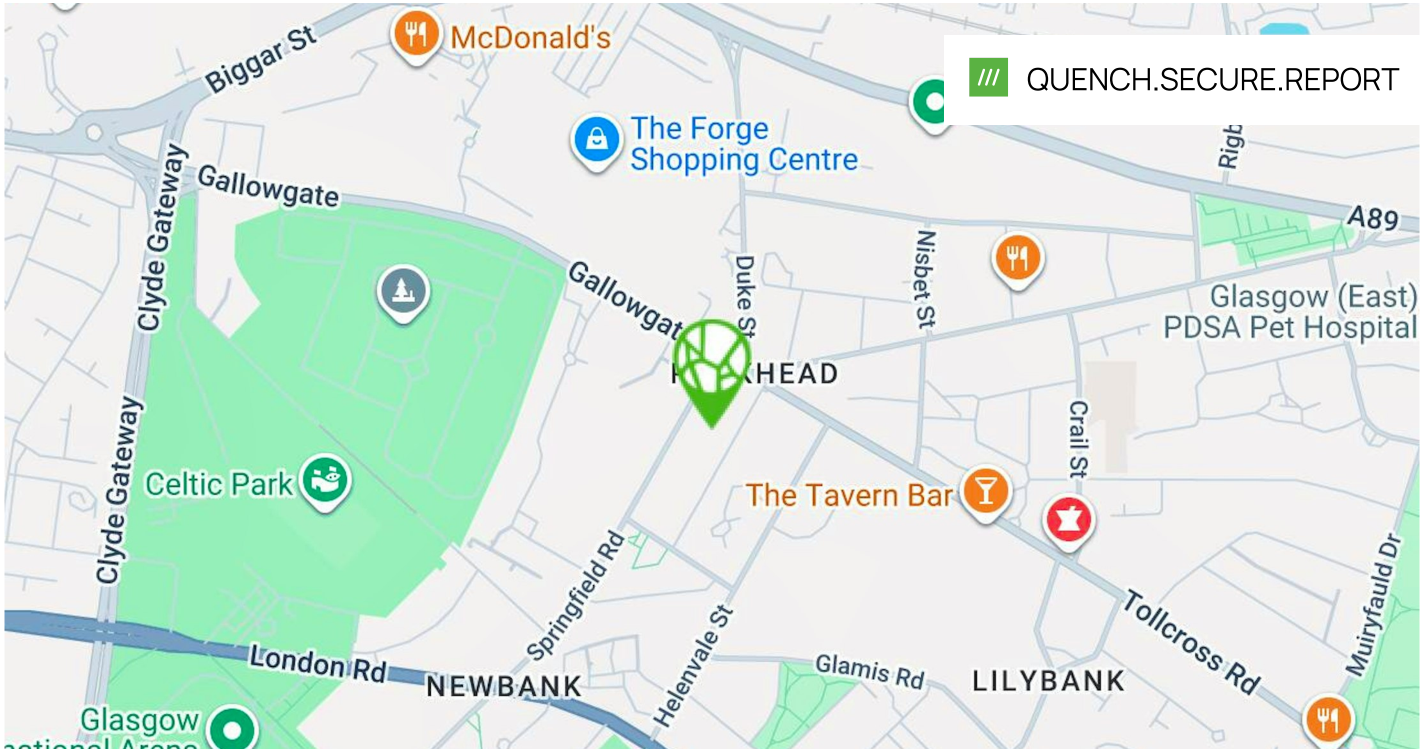
The property is located on the east side of Springfield Road, close to its junction with Gallowgate, in the Parkhead area, two miles to the east of Glasgow City Centre. The area has large foot traffic from the busy intersection of five major roads joining at Parkhead Cross.

Carntyne and Duke Street railway stations are all within walking distance of the property. Nearby occupiers include MacDonners, Old Woolies, Ladbrokes and The Fiveways Inn.

DESCRIPTION

The subjects comprise a double retail unit - one single storey and one within a 4 storey sandstone building under a pitched and slated roof. The upper floors appear to be residential in nature.

Each shop has its own entrance and benefits from being interconnected. Internally, the property was previously used as a laundrette with a store, office and ancillary accommodation. The ceilings are of plaster/paint and incorporate fluorescent strip lighting. The walls are of plaster paint and the floor is covered in tiles. Staff welfare facilities are to the rear of the property. There exists a gas supply and space heating is provided electrically. On-street car parking is available immediately to the front of the property.




SERVICE WASHES
CAN ONLY BE
RELEASED ON
PRODUCTION
OF TICKET

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ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Retail	857	79.62

LEASE TERMS

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £14,400 per annum. Full quoting terms are available upon request.

PRICE

Offers over £125,000 are invited for our clients' heritable interest (Scottish equivalent to English Freehold) in the subjects with vacant possession.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £6,000. The occupier may be eligible for rates relief, subject to status.

EPC

A copy of the EPC is available upon request.

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

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