

TO LET - RETAIL

407-409 VICTORIA ROAD

GLASGOW, G42 8RW



KEY HIGHLIGHTS

- 2,569 sq ft
- Arranged over ground floor and basement
- On-street parking provided
- Quoting rent of £25,000 per annum
- Available for immediate occupation
- Well suited for retail / café / office / clinic type uses
- Nearby occupiers include Greggs, Boots, Oxfam, Tesco, H&T Pawnbrokers and Farmfoods

SUMMARY

Available Size	2,569 sq ft
Rent	£25,000 per annum No VAT payable on rent.
Rates Payable	£9,262.80 per annum
Rateable Value	£18,600
VAT	Not applicable. No VAT payable on rent.
EPC Rating	Upon enquiry

DESCRIPTION

Mid-terraced double fronted premises forming part of a larger tenement building.

Externally benefits from multiple display windows protected by an electrically operated roller shutter.

Internally provides open-plan accommodation at ground floor level.

A full width staircase provides access to the basement that provides ideal storage space as well as male & female WC’s and tea-prep.

The subjects are well suited for retail/café/office/clinic type uses.

LOCATION

Located within the popular Govanhill area of Glasgow’s south side just 1.5 miles south of the city centre.

More specifically the subjects are situated on the east side to Victoria Road by its junction with Allison Street.

Victoria Road is Govanhill’s main retail thoroughfare with high levels of footfall as well as passing traffic.
On-street parking is provided.

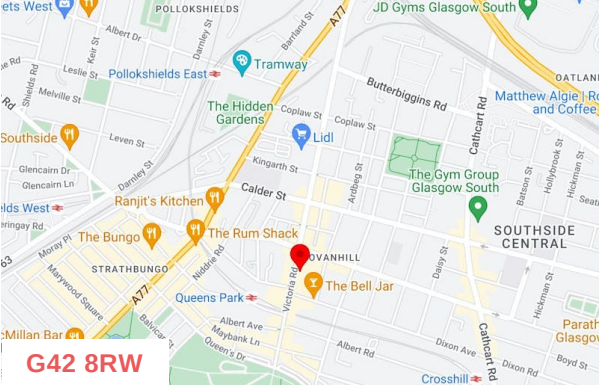
Excellent access to public transport links are provided; Queens Park Railway Station is a 2-minute walk south whilst regular bus services operate on Victoria Road.

Nearby occupiers include Greggs, Boots, Oxfam, Tesco, H&T Pawnbrokers and Farmfoods.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	901	83.71	Available
Basement - Level	1,668	154.96	Available
Total	2,569	238.67	



VIEWING & FURTHER INFORMATION

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