

TO LET Takeaway

948 GOVAN ROAD, GLASGOW, G51
3AF

The subjects comprise a ground floor
takeaway situated at the corner of a 4 storey
red sandstone building

- Class 3 hot food premises
- Main road frontage
- Busy thoroughfare
- Potential rates exemption
- Rent of £18,500 pa
- No VAT on the rent

CLOSE TO QUEEN ELIZABETH UNIVERSITY



LOCATION

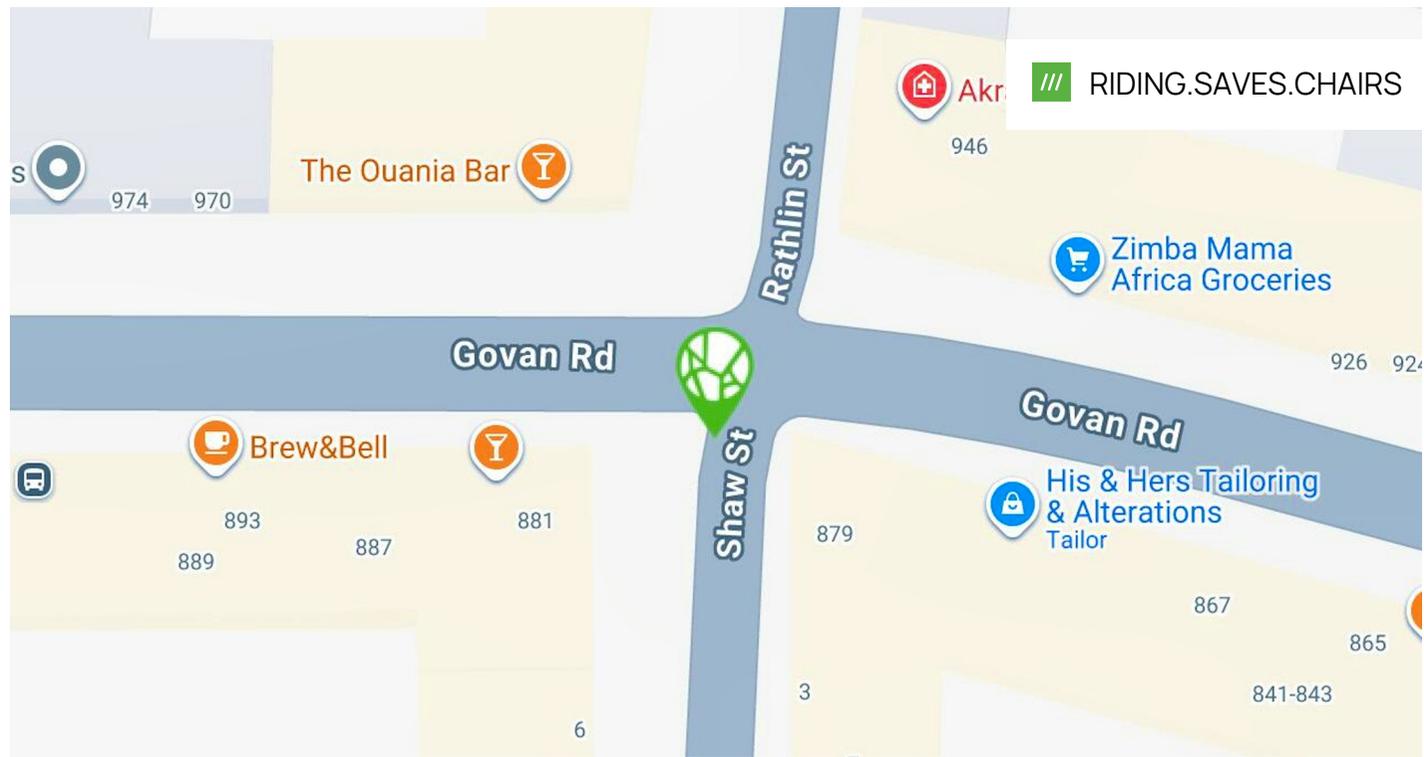
Glasgow is Scotland's largest city and is situated in the central belt and on the west coast. There are four main motorways which run through the city putting it at the hub of Scotland's road network.

The subjects are situated on the north side of Govan Road, immediately at its junction with Rathlin Street, in Linthouse, and in close proximity to the A739 and Shieldhall Road (A8). Linthouse is a residential area to the west of Govan which is approximately 3 miles west of Glasgow city centre. The subjects are in close proximity to Queen Elizabeth University Hospital and benefit from access to the nearby Clyde Tunnel. Elder Park and Govan Underground Station are within walking distance. Neighbouring occupiers include Brown Sugar, William Hill and Lyles Deli.

DESCRIPTION

The subjects comprise a ground floor takeaway situated at the corner of a 4 storey red sandstone building. The front of the property is secured by roller shutters and is accessed via a single aluminium framed and glazed door.

Internally, there is a waiting area upon entering leading to a serving counter for the takeaway and also a serving counter for a dessert parlour. The commercial kitchen is, as expected, fitted out to a professional standard with extract ventilation and a range of stainless steel sink units, utility basins and fitments. A comprehensive range of floor and wall mounted style units are installed with appropriate worktops. To the rear of the ground floor there is a store and staff welfare facilities.





ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Takeaway	1,157	107.49

LEASE TERMS

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, from a rent of £18,500 per annum. Full quoting terms are available upon request.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £11,500. The occupier may be eligible for rates relief, subject to status.

EPC

A copy of the Energy Performance Certificate (EPC) is available upon request.

VAT

Not applicable

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT



Shahzad Shaffi

0141 291 5786 | 07742 333 933

ss@kirkstoneproperty.com



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