

## TO LET - RETAIL

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276 GALLOWGATE

GLASGOW, G4 0TU



### KEY HIGHLIGHTS

- 731 sq ft
- Available for immediate occupation
- Some occupiers may be eligible for 100% rates relief
- Well-presented ground floor retail premises with mezzanine level
- New FRI Lease available for £15,250 per annum
- Nearby occupiers include Barrowlands Ballroom, The Barras Market, The Glasgow Collective, Glasgow Pram Centre

## SUMMARY

Available Size	731 sq ft
Rent	£15,250 per annum
Rates Payable	£3,884.40 per annum Some occupiers may be eligible for 100% rates relief under the small business bonus scheme.
Rateable Value	£7,800
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## DESCRIPTION

Ground floor retail premises with mezzanine level forming part of an attractive red sandstone tenement building.

Externally benefits from large shopfront with pedestrian access door both protected by electric roller shutters.

Internally provides open-plan accommodation at ground floor level including treatment room, WC and back wash with steps leading to a mezzanine/storage area to the rear of the premises.

## LOCATION

The subjects are located within the heart of Glasgow's Barrowlands area just east of the city centre.

More specifically the subjects are situated between its junctions with Gibson Street and Bain Street with Barrowlands Ballroom being 2 mins walk away.

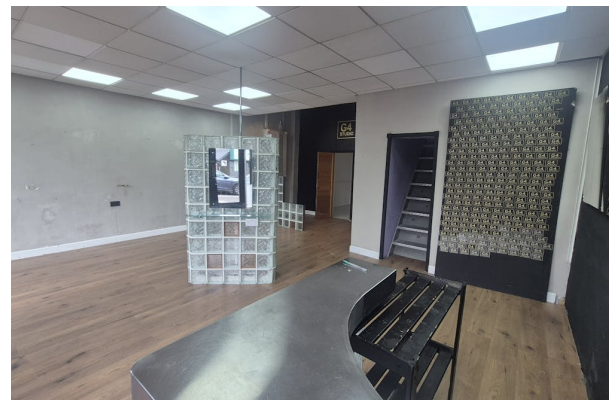
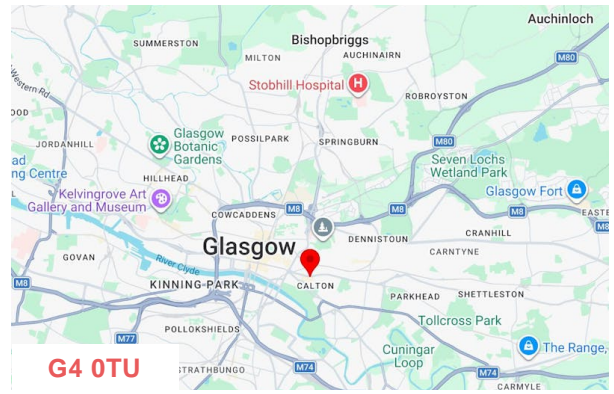
On-street parking is provided to the front.

Regular bus services operate on Gallowgate whilst Belgrove Railway Station is a 10 minute walk east.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	593	55.09	Available
Mezzanine	139	12.91	Available
<b>Total</b>	<b>732</b>	<b>68</b>	



## VIEWING & FURTHER INFORMATION

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