

TO LET - RETAIL

350 VICTORIA ROAD

GLASGOW, G42 7RP



KEY HIGHLIGHTS

- 580 sq ft
- Highly prominent corner Class 1A premises
- Key money - £20,000
- Neighbouring occupiers include Locavore, Victoria Road Carpets, Kebabish, Fultons Cafe, Chicken Cottage and Campbells Schoolwear
- Available for immediate occupation
- Available on new FRI lease - £16,500 per annum - no VAT
- Eligible for 100% rates relief

SUMMARY

Available Size	580 sq ft
Rent	£16,500 per annum
Rates Payable	£4,713.80 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£9,800
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Highly prominent corner positioned ground floor Class 1A premises

Externally benefits from fully glazed frontage to the front and side protected by manual security shutters.

Internally the subjects provide bright open plan accommodation with generous floor to ceiling height.

There is a kitchen area to the rear complete with ambulant WCs.

LOCATION

The subjects are located within the busy and popular Govanhill area of Glasgow's South Side just 1.5 miles from the city centre.

More specifically the subjects command a highly prominent position on the west side of Victoria Road at its junction with Calder Street.

Victoria Road is the area's main retail thoroughfare, offering a varied mix of independent shops, cafés, restaurants and national retailers. The surrounding neighbourhood provides a substantial residential catchment, with Queen's Park and Strathbungo nearby.

Regular bus services operate along Victoria Road, whilst Queen's Park Railway Station is within walking distance and provides frequent services to Glasgow Central.

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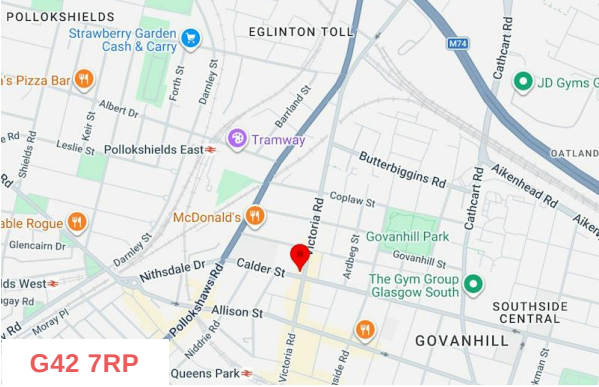
ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	580	53.88	Available
Total	580	53.88	

KEY MONEY

Our client is seeking £20,000 key money for the benefit of a new FRI lease.



VIEWING & FURTHER INFORMATION

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