

135 ALLISON STREET GLASGOW G42 8RY

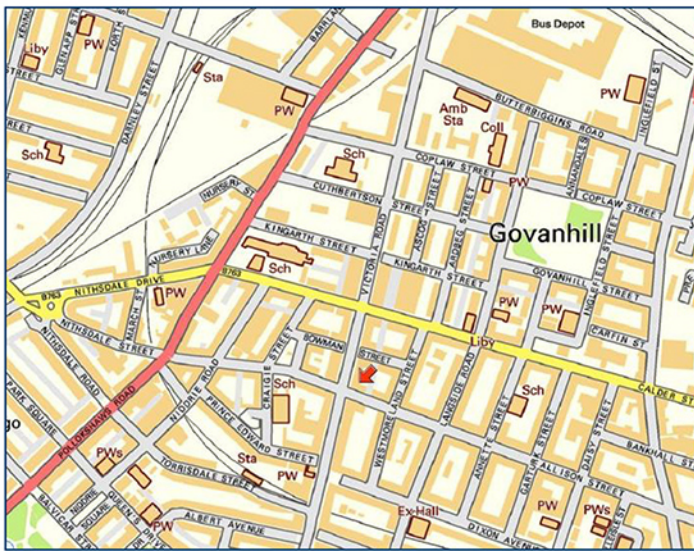


Fully Fitted Hair Salon in a Popular neighbourhood location

The subjects are located on the north side of Allison Street close to its junction with Victoria Road within the Govanhill area of Glasgow – approximately two miles to the South of the city centre.

Allison Street is an established retailing location serving the local neighbourhood. The surrounding area is characterised by traditional tenement stock, typically providing retail/commercial premises at ground floor and residential flatted dwellings above.

- NIA: 48.10 sq m (517 sq ft)
- Excellent transport links
- High level of passing traffic
- Fitted as hair salon
- On street car parking
- Rental: o/o £10,000 pa



Location

Allison Street is an established retailing location serving the local neighbourhood. The surrounding area is characterised by traditional tenement stock, typically providing retail/commercial premises at ground floor and residential flatted dwellings above.

Surrounding occupiers include a mix of local and national multiples including Paddy Power, Greggs, Ladbrokes, Boots Pharmacy, RBS and a number of other local operators, licensed premises and public houses.

The location benefits from excellent transport links and on street car parking.

Description

The property comprises a ground floor mid terraced retail unit forming part of a larger four storey traditional blond sandstone tenement.

The unit has a sub basement area which can be accessed via a floor hatch within the rear of the property.

The subjects have a traditional retail frontage with single display window and single entrance door. The entire frontage is protected externally with a security roller shutter.

Upon entering the property, there is a small reception area separated from the salon by a glazed partition wall. The accommodation is otherwise mainly open plan with a small staff area/WC facility situated within the rear part of the property.

ACCOMMODATION

From measurements taken on site and in accordance with the RICS code of measuring practice (6th edition), we calculate the subjects extend approximately as follows:
Approximate Net Internal Area – 48.10 sq m (517 sq ft)

PROPOSAL

Our client is offering the subjects to let for a negotiable term for o/o £10,000 per annum.

RATING

The premises are entered in the current Valuation Roll with a rateable value of £8,000.



PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any prospective tenant to satisfy themselves in this respect.

EPC

The property has an EPC rating of 'F'.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Please note that the incoming tenant will be responsible for our client's reasonably incurred legal costs relative to the transaction.

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