

365 ALLISON STREET, GLASGOW, G42 8HT



PROMINENT GROUND FLOOR RETAIL UNIT

The shop is located on the north side of Allison Street close to its junction with Cathcart Road. Govanhill is a popular residential area to the south of the city centre.

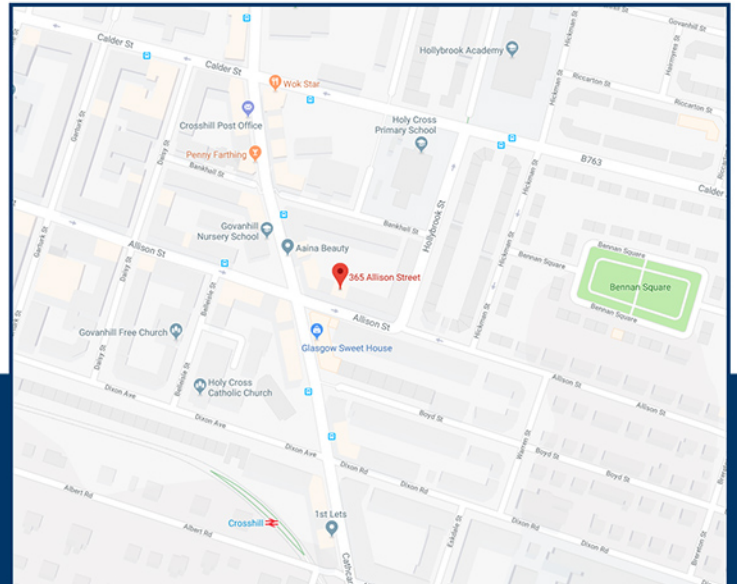
The immediately surrounding area is predominantly residential with further popular retail outlets along Cathcart Road and Victoria Road nearby.

- Double Frontage
- 706sq ft
- Rates Exempt
- No VAT
- £10,000per annum
- Offers Invited For Freehold



Location

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Subjects

The subjects comprise a Double frontage shop unit in a parade of three commercial units located on the ground floor of a four-storey red sandstone tenement.

There is an aluminium framed shop front with single aluminium entrance door, together with generous fascia above.

Internally the subjects have been fitted out for its previous use as a kitchen showroom, with several stud partition displays which could be reutilised or removed with ease.

Lighting is provided by way of ceiling mounted halogen spotlights. The subjects also benefit from staff w.c. and kitchen / tea prep area to the rear. The subjects also benefit from aluminium roller shutter to the front.

AREA

The subjects have been measured on a net internal area basis to offer the following;

Ground: 65.65sqm (706sq ft)

NAV/RV

The subjects have been assessed and entered onto the valuation roll with the following NAV/RV;

£6,700

The subjects qualify for 100% rates exemption under the Scottish Government small business rates relief scheme.

PROPOSAL

The subjects are available on a new full repairing and insuring lease for a negotiable term for £10,000per annum. Our client is inviting offers for their freehold interest.

V.A.T.

The subjects have not been elected for V.A.T

E.P.C.

A copy of the E.P.C. is available on request.

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