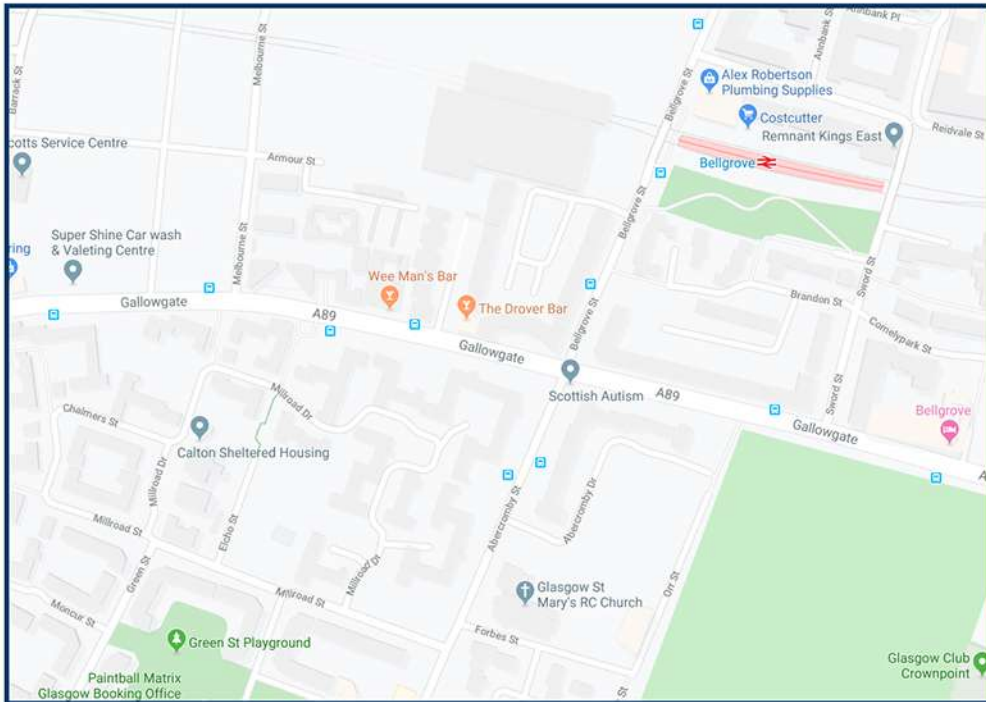


451 GALLOWGATE, GLASGOW, G40 2DX



SUPERB RETAIL / CLASS 2 OPPORTUNITY



- Prominent Position
- Large Frontage
- 862sq ft
- Rates Exempt
- £9,500per annum
- Price on Application

LOCATION

The property is situated on the north side of Gallowgate, east of its junction with Graham Square within Glasgow's bustling east end. The area has seen extensive regeneration in recent years with new residential apartment developments in close proximity along with the increase in desirability for accommodation within the adjacent Dennistoun area of the city.

Recent developments nearby have improved the surrounding areas and with that, space rarely lies vacant for long. The property sits ideally placed within a densely populated residential area, with further residential development planned in the near future, neighbouring occupiers include The Drover Bar, Just Pizza, The Laundry Hut, Molendinar Housing Association & Londis Convenience Store.

SUBJECTS

The property comprises a ground floor commercial unit set within a larger 4 storey sandstone tenemental building of traditional construction.

The property benefits from a large, aluminium framed glazed frontage with twin display windows and access via a recessed aluminium framed glazed door, secured by an aluminium roller shutter.

Internally the subjects have been fitted out in accordance with the previous tenants corporate specifications. Lighting is provided by way of halogen spots and fluorescent strips recessed within the suspended acoustic tile ceiling.

Partitions have been erected to form staff welfare facilities and w.c to the rear of the demise.

AREA

The subjects have been measured on a Net internal area basis to extend to the following floor area;

Ground: 80.1sqm (862sq ft)





NAV/RV

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

£4,900

The subjects qualify for rates exemption under the small business rates relief scheme.

PROPOSAL

The subjects are available on a new full repairing and insuring head lease for a negotiable term for £9,500p.a.x

Our client may consider disposing of their freehold interest.

V.A.T

Prices quoted are exclusive of V.A.T

E.P.C

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

VIEWING

By appointment only

Jas Aujla
Will Rennie

TSA Property Consultants
162 Buchanan Street
Glasgow G2 6LL



T: 0141 2374324
E: info@tsapc.co.uk

PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.