



Newly Refurbished Retail Premises



1100 Pollokshaws Road, Glasgow, G41 3XA

- **Class 3 Consent Granted**
- **Prominent position close to Shawlands Cross**
- **Established retail pitch**
- **Frontage to major arterial route with high footfall**
- **Large residential population**
- **Qualifies for 25% business rates relief**
- **Offers over £20,000 per annum**

Location

The shop is located on the North West side of Pollokshaws Road, near to the junction of Shawlands Cross. Shawlands is a popular high amenity residential area to the south of the city centre. The immediately surrounding area is predominantly residential with popular retail outlets along Pollokshaws Road and its continuation along Kilmarnock Road, including Shawlands Arcade.

Surrounding occupiers include PDSA, Handsome Jacks Barbers, Soho Hair Salon, Café Strange Brew and a Co-op Food store.

Description

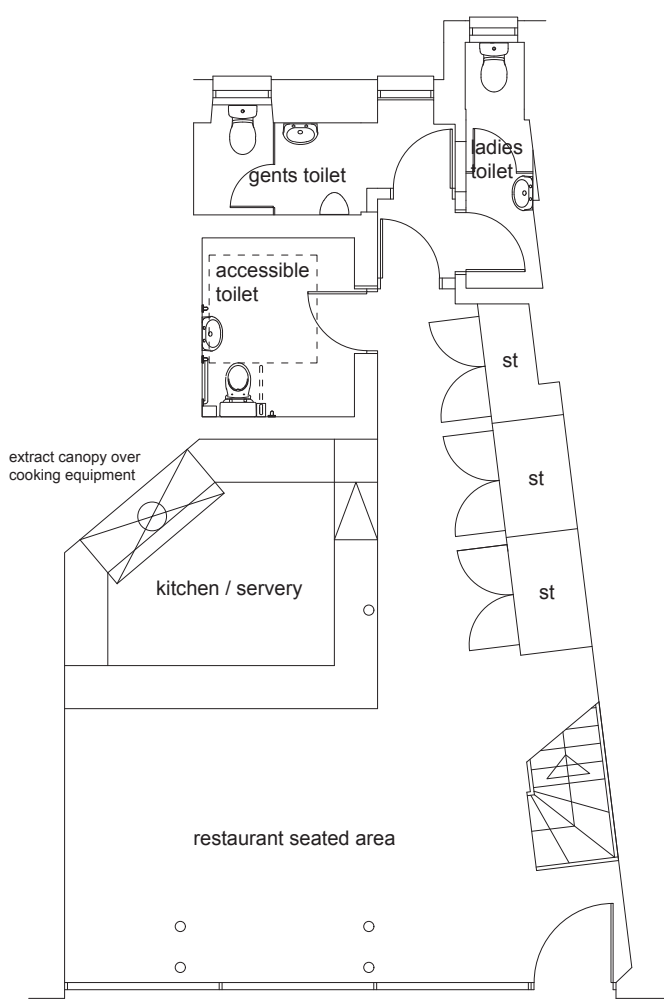
Double frontage shop unit located on the ground floor of 4 storey red sandstone tenement. There are 3 commercial units in total on the ground floor.

There is a timber shop front, with a single timber entrance door and granite pilasters and dado.

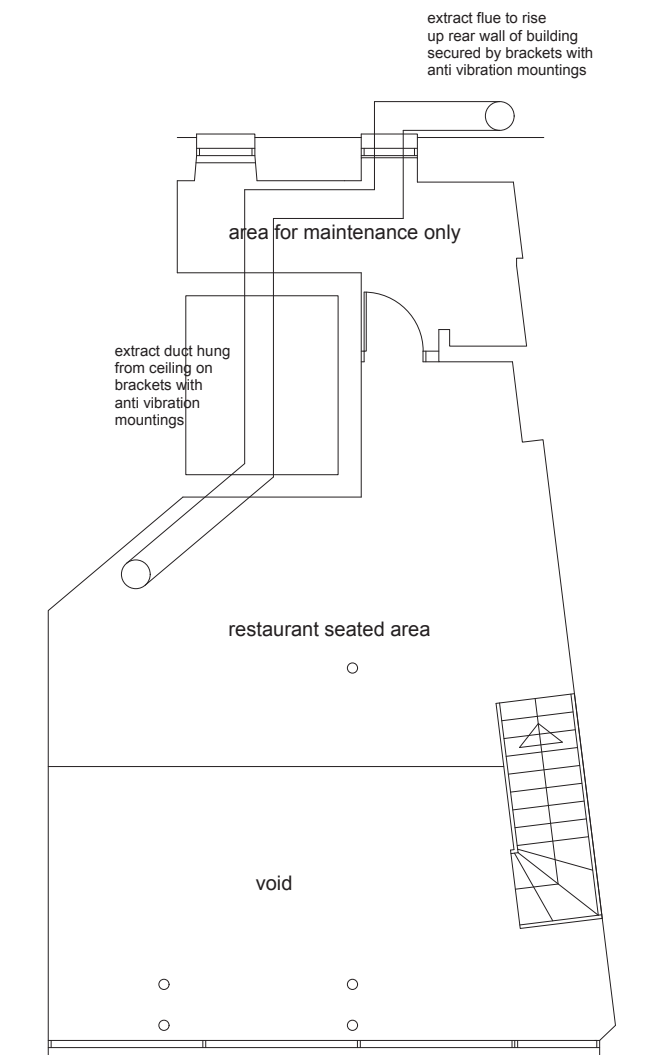
Refurbished with laminate flooring, suspended tiled ceiling and integral fluorescent lighting. Storage and office to the rear plus single WC with water heater.



Floor Plans



floor plan as proposed



mezzanine as proposed