



REDUCED
PRICE & RENT

NO VAT
PAYABLE



Retail Premises

1100 Pollokshaws Road, Glasgow, G41 3XA

- **Prominent position close to Shawlands Cross**
- **Suitable for a variety of retail uses**
- **Established retail pitch**
- **Frontage to major arterial route with high footfall**
- **Large residential population**

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 Charity Shop, Sony Centre, Movie Centre Video, Co-operative Food, Cancer Research, Subway and Shelter.

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 Areas

We calculate the premises to have the following net internal area:

73 sq m (786 sq ft)

Terms

The property is available on the basis of a new Full Repairing and Insuring Lease of negotiable length.

Alternatively, our client will consider a sale of the premises.

Rent

£15,000 pa exclusive of VAT.

Purchase Price

Our clients will consider offers of £160,000 exclusive of VAT.

Business Rates

Rateable Value	£21,000
Payable 2015/16	£10,080
Proposed Rateable Value from 01/04/2017	£18,200

Energy Performance Certificate

A copy of the EPC will be provided upon application.

VAT

All prices, rents, premiums, etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the incidence of VAT in respect of any transaction.

Legal Costs

Each party will be responsible for their own legal costs and outlays including VAT incurred.

Viewing

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Important Notice: 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 printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. March 2017.

For further information please call today 0141 556 1222