



Retail Premises

204 London Road, Glasgow G40 1BP

Location

The shop is located on the south side of London Road, directly opposite Kent Street and the famous 'Barras' market, within the vibrant Merchant City area of Glasgow on the eastern periphery of Glasgow city centre. Surrounding occupiers include **Dark Crow Tattoos**, **Bling & Beds**, **Loch Fyne Shellfish Bar** and **Rosto Shawarma**. Glasgow Green is a short walk to the south.

The area continues to benefit from cultural and residential led regeneration with planned developments nearby on Gallowgate, Bain Street and Charlotte Street.

High Street Train Station is a 10 minute walk while regular bus services operate in the local area. On street car parking is available locally.

Description / Condition

The subjects comprise a ground floor shop unit within a two storey sandstone property under a mono pitched and bitumen felt covered roof. The premises benefit from two aluminium framed display windows set either side of the recessed aluminium and glass entrance door all set behind security shutters.

The shop is arranged to provide a good sized front retail section with two rooms to the rear (office / staff), storage and a toilet. The front section of the shop benefits from a new laminate floor finish. The walls are plaster and painted and there is a suspended ceiling with integrated LED light fittings.

Floor Areas

Net Internal Floor Area: 856 sq ft (79.56 sq m)



Price / Sale

Offers over £120,000.

The property is not elected for VAT.

Business Rates

RV: £11,300

At this level the premises qualify for 100% rates relief under the Small Business Bonus Scheme, for further information contact the Director of Finance at Glasgow City Council.

EPC

A copy of the Energy Performance Certificate can be made available upon request.

Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



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 2024