

# ON THE INSTRUCTIONS OF **LCP**

# TO LET

Retail Premises

317 Kilmarnock Road  
Shawlands, Glasgow  
G43 2XS



## LOCATION

Shawlands is a major residential suburb situated on the south side of Glasgow, approximately 4 miles to the south of the city centre and 10 miles east of Glasgow Airport. Transport connections are excellent with Kilmarnock Road serving a busy bus corridor, whilst Pollokshaws East train station is situated adjacent.

Kilmarnock Road forms the main commercial and retailing thoroughfare for the Shawlands area. The surrounding locale comprises an established mix of residential and commercial occupiers. Retail/leisure occupiers in the immediate vicinity include Tesco Express, Barnardo's, Carphone Warehouse and Papa Johns.

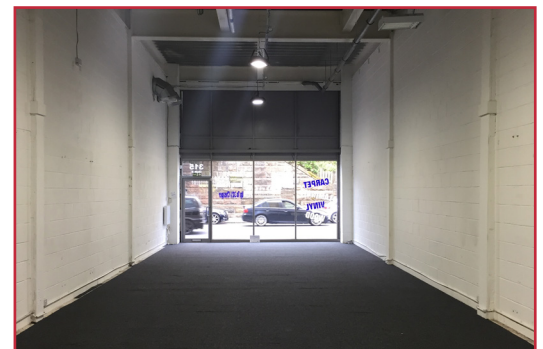
## PLANNING

The subjects benefit from Sui Generis consent for hot food takeaway use. Under existing legislation, the subjects would qualify for a permitted change of use to Classes 1 and 2.

## DESCRIPTION

The subject property comprises a prominent unit arranged over ground floor providing significant frontage onto Kilmarnock Road. We have been advised by our clients that the premises extend to the following approximate areas:

AREA	SQ FT	SQ M
Ground	1,280	119



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