ON THE INSTRUCTIONS OF LCP

317 Kilmarnock Road Shawlands, Glasgow G43 2XS

Retail Premises



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.

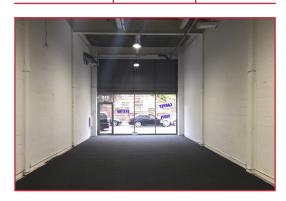
PLANNING

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:

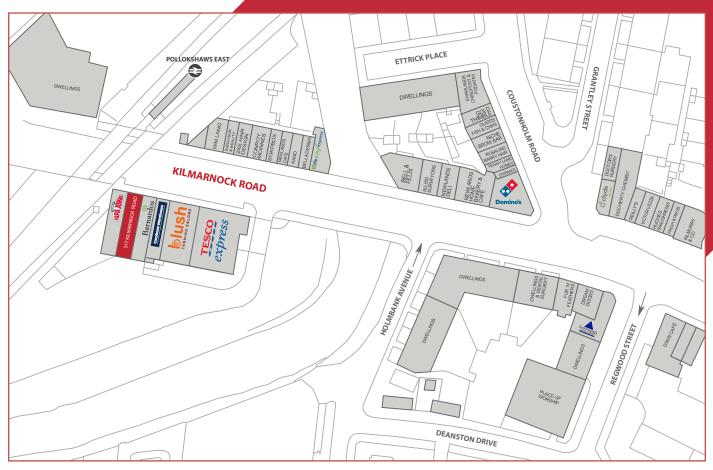
AREA	SQ FT	SQ M
Ground	1,280	119





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TERMS

The property is available by way of a new Full Repairing and Insuring lease. Term to be agreed.

RENTAL

Rental offers in excess of £22,000 per annum are invited.

RATES

We are verbally advised by the Local Rating Authority that the rating assessment is as follows:

Rateable Value - £18,000 Rates Payable - £8,820

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for tax, registration dues and VAT incurred thereon.

EPC

A copy of the Energy Performance Certificate is available to genuinely interested parties on request.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole letting agent:

Donald M Syme

Syme Property Consultancy T: 0141 285 7943 E: donald@symeproperty.co.uk



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