






TO LET

Retail

 **143 Fleurs Avenue,
Glasgow, G41 5AR**

-  **65.01 sq m (700 sq ft)**
-  **Southside location**
-  **Private parking**
-  **Rates exempt**
-  **VAT free rent**

kirkstone
PROPERTY CONSULTANCY

www.kirkstoneproperty.com



Viewing by appointment with the sole letting agents;

Kirkstone Property Consultancy
Suite 2/3, West George Street, Glasgow, G2 1BP

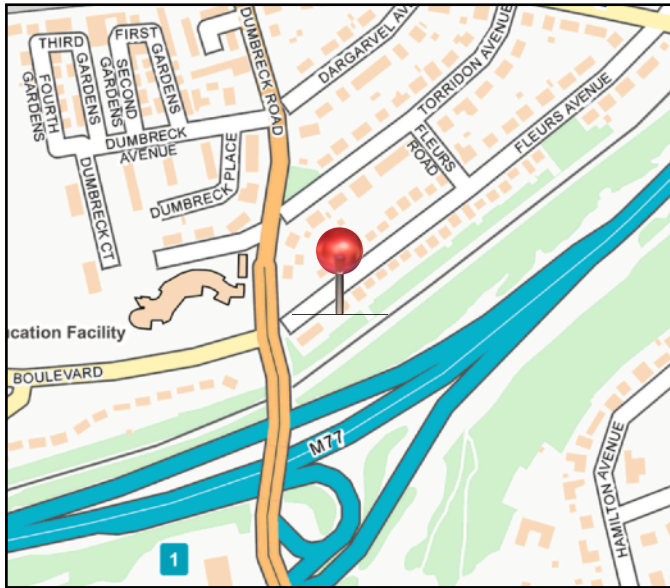
0141 291 5786



Location

Glasgow is Scotland's largest city and is situated close to the west coast. There are four main motorways which run through the city putting it at the hub of Scotland's road network. The City sits approximately 50 miles west of Edinburgh and connects via the M8, the main motorway network serving central Scotland.

The property is situated on the south side of Fleurs Avenue in the Bellahouston area around 4 miles south west of Glasgow city centre. Fleurs Avenue adjoins Nithsdale Road to the north east, a busy arterial route linking Pollokshaws Road and Dumbreck Road. Public transport links are available at Dumbreck Railway Station whilst numerous bus services operate along Nithsdale Road and Dumbreck Road. Access to the M77 is available via Junction 1. The surrounding area is residential in nature.



Description

The property comprises a building of brick construction set beneath a flat roof and provides retail accommodation arranged over a single floor.

The property is accessed via a single timber framed pedestrian door which is protected by a roller shutter as are the windows. Internally, the retail space is open plan with a store and welfare facilities to the rear. The floor is covered in carpet, the walls are of plaster/paint and the ceiling incorporates pendant and fluorescent strip lighting. There is no gas supply to the property and space heating is provided electrically. Ample free parking is available on street and in the adjacent car park.

Accommodation

The property provides the following accommodation and approximate floor areas;

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Retail space	65.01	700

The above areas have been calculated on a Net Internal Area basis in compliance with the RICS Code of Measuring Practice (6th edition).

Lease Terms

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £12,500 per annum. Full quoting terms are available upon request.



Particulars

Rateable Value	£6,600
EPC	Available upon request
VAT	Not payable on the rent
Legal Costs	Each party responsible for their own

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