







RETAIL To Let

 209 - 211 Main Street,
Bridgeton, G40 1QH

-  97.92 sq m (1,054 sq ft)
-  Main road frontage
-  Busy thoroughfare
-  No VAT payable on rent
-  Rates exemption potential

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Viewing strictly by appointment with the sole letting agents. Call

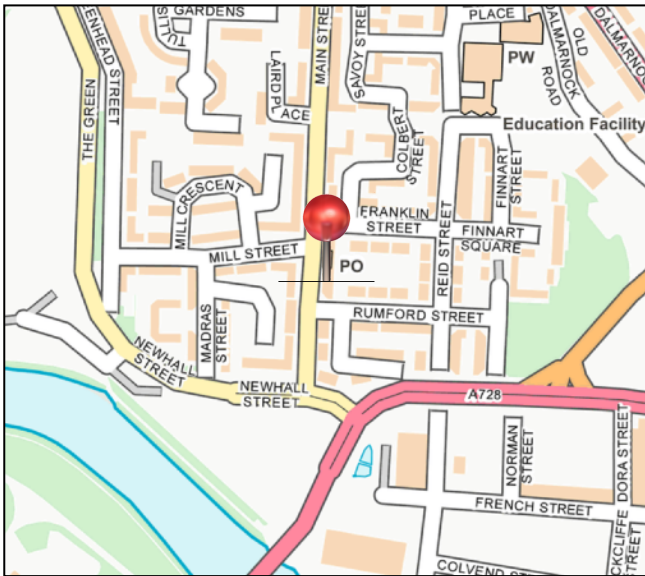
0141 291 5786



Location

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

The Bridgeton area is located in the east end of the city. Main Street links the A730, Glasgow Road with the A74, London Road. The subjects are situated on the east side of Main Street between the junctions for Franklin Street and Rumford Street within a residential pocket to the south of Bridgeton Cross. The area offers good on-street car parking provision and is in close proximity to Bridgeton Railway Station which provides excellent links to Glasgow city centre.



Description

The property comprises a ground floor retail unit within a mid-terraced, red sandstone tenement building, under a pitched and slated roof. The building is arranged over 3 floors, providing retail space on the ground floor and residential accommodation above.

Externally, the double fronted shop sits under a non-illuminated fascia board and is accessed via a recessed single pedestrian door which leads into the sales area. The windows are covered by electrically operated shutters. Internally, the retail space is fairly square in shape partially divided by a supporting pillar. The floor is covered in timber and the walls are of plaster/paint. Artificial lighting is provided by fluorescent strip lighting. There is no gas supply to the property and space heating is provided electrically. Welfare facilities are provided to the rear of the shop.

Accommodation

The property provides the following accommodation and approximate floor areas;

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Sales area & storage	97.92	1054

The above areas have been calculated on a NIA basis in compliance with 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 £14,500 per annum. Full quoting terms are available upon request.



Particulars

Rateable Value	£9,400
EPC	Available upon request
VAT	Not payable on the rent
Legal Costs	Each party responsible for their own

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Date of Publication: July 2024

