



Tel. 0141 337 7575 X @Allied\_Scotland  
www.alliedsurveyorsscotland.com



## TO LET

254 Crow Road, Broomhill, Glasgow G11 7LA

- ✔ Set in an exceptional location in Broomhill
- ✔ Offers Over £12,000 per annum
- ✔ 400 sq ft

Commercial Valuation | Agency | Investment Advice  
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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#### LOCATION

Prime West End location in Broomhill. Excellent free parking available around Broomhill Streets.

#### DESCRIPTION

A prime West End retail unit with Class 1A use suitable for a range of occupiers

#### ACCOMMODATION

The accommodation extends to a main front office with huge window to the front, an internal middle office, a kitchen and a wc.

The ceiling has been lowered but there is potential to realise the full height and possibly add a mezzanine level. The windows to the rear could also be restored (subject to consents).

#### FLOOR AREA

The unit extends to around 400 sq ft.

#### TERMS

Full repairing and insuring lease.

#### RENT

Our client is seeking offers over £12,000 per annum for the leasehold interest in the property.

#### RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £9,300 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers that qualify are therefore eligible to claim 100% non domestic rates relief through the Small Business Bonus Scheme.

#### ENERGY PERFORMANCE CERTIFICATE

The EPC rating is a D.

#### OFFERS

In the normal Scottish form addressed to this office.

#### ACQUISITION COSTS

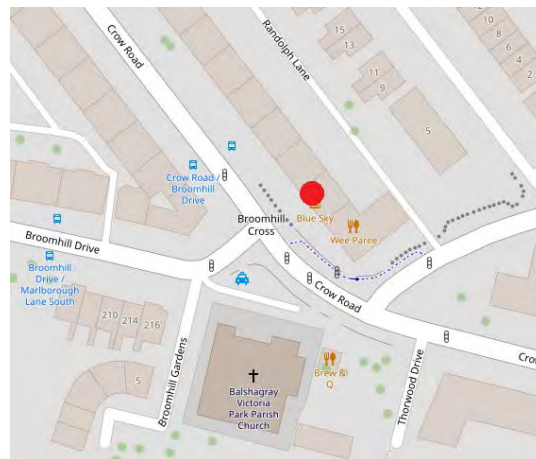
Each party shall be responsible for their own legal costs incurred in connection with the eventual tenant liable for any Land Building and Transaction Tax (LBTT) and VAT thereon.

#### DATE OF ENTRY

To be mutually agreed.

#### ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 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 any transaction can proceed.



#### VIEWING AND FURTHER INFORMATION

By appointment through the joint letting agents:

Steven Lucas - Vanilla Square | Tel: 0141 229 0210  
[steven@vanillasquare.co.uk](mailto:steven@vanillasquare.co.uk)

Gregor Hinks - Allied Surveyors Scotland Ltd | Tel. 0141 337 7575  
[gregor.hinks@alliedsurveyorsscotland.com](mailto:gregor.hinks@alliedsurveyorsscotland.com)

