TO LET / FOR SALE - RETAIL

221 ALBERT DRIVE

POLLOKSHIELDS, GLASGOW, G41 2NB



Key Highlights

- 1,244 sq ft
- Available for immediate occupation
- Nearby occupiers include Bank of Scotland, Pollokshields Medical Centre, Ataa Jewellers, Nafees Bakery
- Highly prominent retail / office corner premises
- Internally provides well presented open plan space with WC's and storage to rear



www.gmbrown.co.uk

+44 (0)141 212 0059

221 Albert Drive, Pollokshields, Glasgow, G41 2NB

Summary

Available Size	1,244 sq ft		
Rent	£18,000 per annum		
Price	Offers in excess of £385,000		
Rates Payable	£10,209 per annum		
Rateable Value	£20,500		
EPC Rating	Upon enquiry		

Description

Highly prominent double-fronted corner retail premises with return frontage forming part of a larger tenement building

Externally the subjects benefit from a series of display windows all protected by electrically operated security shutters

Internally provides well-presented bright open plan accommodation to the front

Storage accommodation is found to the rear complete with male, female WC's and a kitchen tea-prep

Mains supply to gas, electricity and water are provided

Location

The subjects are located within the popular Pollokshields area of Glasgow's south side just 1.5 miles south of Glasgow City Centre

More specifically the subjects are situated on the the south side of Albert Drive at its corner with Kerr Street

On-street parking provided

Pollokshields East Railway Station is a 5-minute walk east whilst numerous bus services operate on Albert Drive

Nearby occupiers include Bank of Scotland, Pollokshields Medical Centre, Ataa Jewellers, Nafees Bakery

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,244	115.57	Available
Total	1,244	115.57	





Viewing & Further Information

Gregor Brown

0141 212 0059 | 07717447897 gb@gmbrown.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 02/09/2024







