

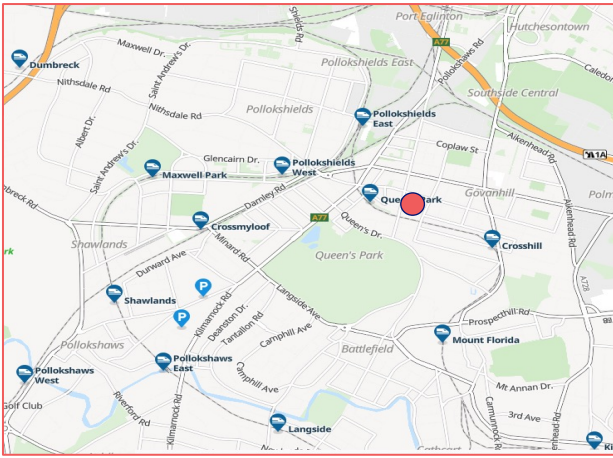


TO LET - CLASS 1A PREMISES

2,569 SQ FT

407 VICTORIA ROAD, GOVANHILL, GLASGOW, G42 8RW

- Located on the busy and popular Victoria Road within Glasgow's South Side
- Available for immediate occupation
- Arranged over ground floor and basement
- Well suited for retail / café / office / clinic type uses
- On-street parking provided
- Nearby occupiers include Greggs, Boots, Oxfam, Tesco, H&T Pawnbrokers, Farmfoods
- **Quoting rent of £25,000 per annum**



LOCATION

Located within the popular Govanhill area of Glasgow's south side just 1.5 miles south of the city centre.

More specifically the subjects are situated on the east side to Victoria Road by its junction with Allison Street.

Victoria Road is Govanhill's main retail thoroughfare with high levels of footfall as well as passing traffic.

On-street parking is provided.

Excellent access to public transport links are provided; Queens Park Railway Station is a 2-minute walk south whilst regular bus services operate on Victoria Road.

Nearby occupiers include Greggs, Boots, Oxfam, Tesco, H&T Pawnbrokers, Farmfoods.

DESCRIPTION

Mid-terraced double fronted premises forming part of a larger tenement building.

Externally benefits from multiple display windows protected by an electrically operated roller shutter.

Internally provides open-plan accommodation at ground floor level.

A full width staircase provides access to the basement that provides ideal storage space as well as male & female WC's and tea-prep.

The subjects are well suited for retail / café / office / clinic type uses.

ACCOMMODATION

NIA	SQ M	SQ FT
Ground Floor	83.70	901
Basement	155.00	1,668
Total	238.70	2,569

BUSINESS RATES

RV	£18,600
Payable	£9,412.20

PLANNING

Class 1A

EPC

Available on request.

ASKING TERMS

The subjects are available on the basis of a new FRI lease at a **quoting rent of £25,000 per annum.**

No VAT is payable on the rent.

VIEWING & FURTHER INFORMATION

Gregor M Brown

0141 212 0059

info@gmbrown.co.uk

G·M·BROWN

0141 212 0059
WWW.GMBROWN.CO.UK

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