

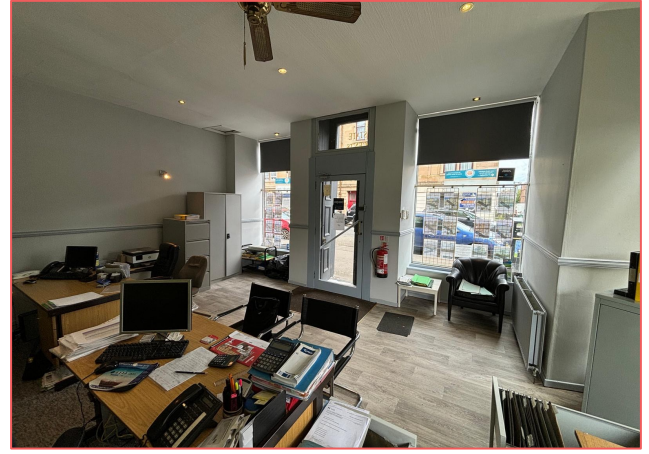
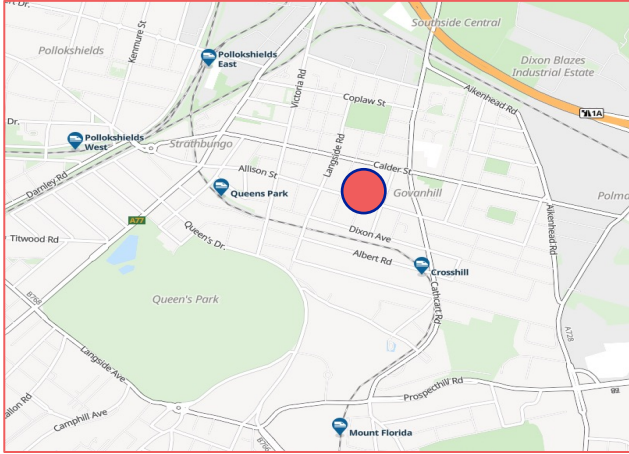


FOR SALE – RETAIL / OFFICE PREMISES

762 SQ FT

266 ALLISON STREET, GOVANHILL, GLASGOW, G42 8RU

- Excellent owner-occupier / investment opportunity for onward letting
- Located within the busy and popular Govanhill area of Glasgow's south side
- Situated between Victoria Road and Cathcart Road
- Eligible for 100% rates relief
- No VAT on purchase price
- **Offers over £115,000 invited**



LOCATION

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

Prominent corner site on the south side of Allison Street at its junction with Garturk Street.

Allison Street is a busy through road connecting Victoria Road with Cathcart Road.

Free on-street parking is provided to the front.

Regular bus services are found nearby on Victoria Road and Cathcart Road.

Queens Park Railway Station is situated a short walk west.

DESCRIPTION

Prominent corner unit arranged over ground floor and basement of a larger tenement building.

Externally benefits from 5 large display windows with pedestrian access off Allison Street.

Internally provides bright main open plan area at ground floor level complete with private office, tea-prep and WC.

A single staircase provides access to a full height basement complete with a WC.

ACCOMMODATION

NIA	SQ M	SQ FT
Ground	40.63	437
Basement	30.19	325
Total	70.82	762

BUSINESS RATES

£5,700

Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

EPC

Available on request.

ASKING TERMS

Offers over £115,000 are invited for our clients heritable interest.

VIEWING & FURTHER INFORMATION

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