



Studio Rooms
PHOTOGRAPHY & MAKE UP
0789 895 2300



FOR LEASE

- HIGH-VISIBILITY AREA
- EXCELLENT STREET FRONTAGE
- SPACIOUS INTERIOR
- 1015 SqFt (94 SqM)

CONTACT: Asim Baig MBA, BSc (Hons)

✉ asimbaig@century21uk.com

☎ Mobile - 0749 501 8988 Office - 0141 611 0321

🌐 www.century21uk.com/glasgow

Unit 4, 10-12 Albert Drive, Glasgow, G41 2PE

LOCATION

Situated on Albert Drive, this property is in a highly desirable area of Glasgow. It benefits from foot traffic, being close to major landmarks and transport links.

Glasgow boasts a busy environment perfect for business in commercial units with a population of over 526,470.

THE PROPERTY

Unit 4, 10-12 Albert Drive, features an adaptable ground floor space, ready for a variety of businesses. Highlights include substantial street frontage and a prime location for high visibility in a bustling area.

ACCOMMODATION

NIA	SqFt	SqM
FLOOR	1015	94
TOTAL	1015	94

RATING ASSESSMENT

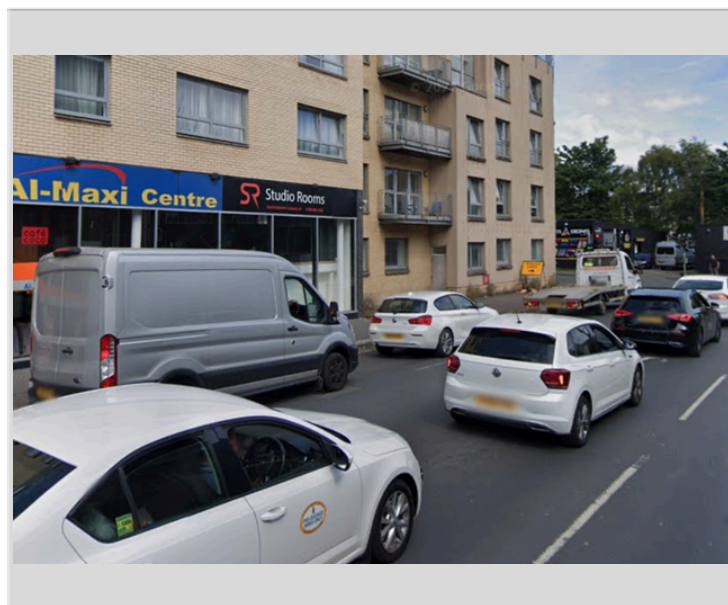
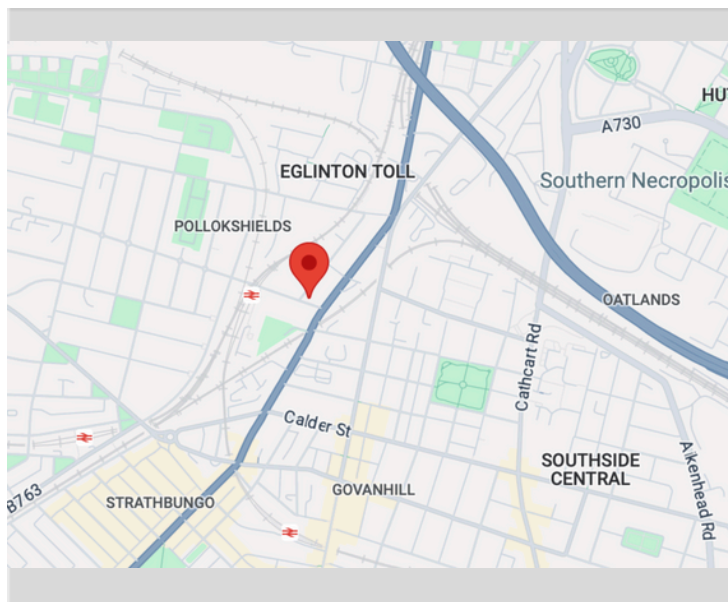
The property is currently entered in the Valuation Roll as follows:

£8,900

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.



LEASE TERMS

The property is available on a new full repairing and insuring lease of negotiable length.

TO RENT

£14,000 per annum

COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

ANTI MONEY LAUNDERING REGULATIONS

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

For more information or to arrange a viewing please contact -

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