



The Salvation Army
belief in action

LEASE FOR SALE

- CLASS 3 PREMISES
- PRIME UNIT
- HIGHLY VISIBLE ON
BUSY MAIN ROAD
- 1,231 SqFt (114.3 SqM)

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433-435 Victoria Road, Glasgow, G42 8RW

LOCATION

433-435 Victoria Road, Glasgow, is located in the Govanhill area, approximately 1.5 miles south of the city centre. Situated between Allison Street and Dixon Avenue, it lies on Victoria Road, Govanhill's main retail thoroughfare. Neighbours include Tesco, Farmfoods, Greggs, and Boots. The property is easily accessible via Queens Park Railway Station and a 5-minute walk away. Parking is available on Victoria Road and nearby streets.

THE PROPERTY

This property features a prominent double-fronted ground floor retail space within a tenement building. It includes a double aluminium framed shopfront with two pedestrian access doors, offering excellent frontage and large display windows for high visibility. The property has Class 3 consent.

ACCOMMODATION

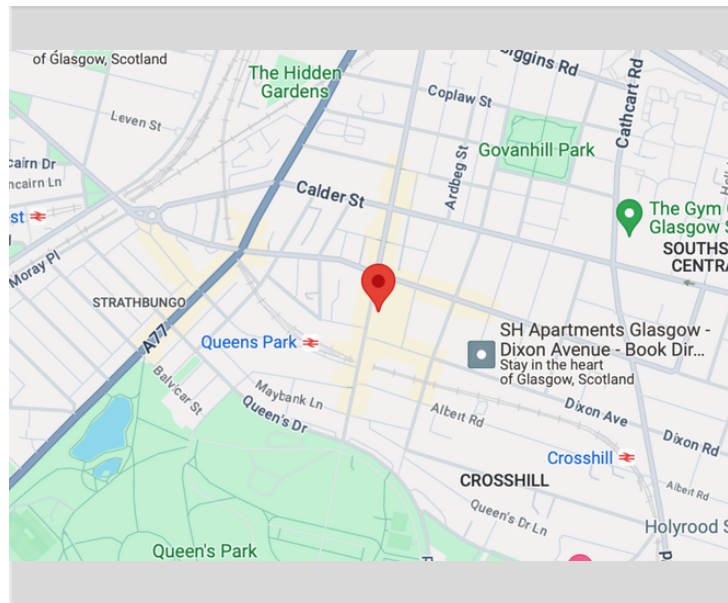
NIA	SqFt	SqM
FLOOR	1,231	114.3
TOTAL	1,231	114.3

RATING ASSESSMENT

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

£16,800

Rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.



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OFFERS OVER £40,000
£35,000 RENT P/A

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.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

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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