

ES, IPADS,
TOPS



TO LET

Retail unit

1,517 sq.ft

(141 sq.m)

48 Kilmarnock Road, Shawlands, G41 3NH

- Prime retail Unit
- Popular tourist location
- Nearby occupiers include Barclays, B&M, The Salvation Army, Virgin Money, Greggs, Superdrug and Iceland.

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48 Kilmarnock Road, Shawlands, G41 3NH

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,517	141
TOTAL	1,517	141

Location

Shawlands is a major residential suburb situated on the south side of Glasgow, approximately 4 miles from the city centre and 12 miles from Glasgow Airport.

Kilmarnock Road forms the main retailing thoroughfare for the Shawlands area where the local mix contains both national and independent occupiers.

Entry

The property is available subject to Vacant Possession being granted.

Rent

Rental offers in excess of £18,000 per annum exclusive are invited.

Rates

The Rateable Value of the unit is as follows:

Rateable Value £16,200

Commercial Rate Poundage £0.498

(exclusive of water and sewerage rates)

Service Charge & Insurance

The current on account service charge for this unit is £804 per annum exclusive.



Legal Costs

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, tax, registration dues and VAT incurred thereon.

Energy Performance

A copy of the EPC will be made available as required.

VAT

All figures quoted are exclusive of VAT.

Use Class

Class 1A – Shops, financial, professional and other services. There is a permitted change to Class 3 (Food & Drink) use for restaurants, snack bars and cafes and use for sale of food or drink on the premises.

Terms

Subject to achieving vacant possession, the property is available on the basis of a new Full Repairing and Insuring lease of negotiable length.

Viewing

Strictly via prior appointment
with the appointed agents:

**Reith
Lambert**
Commercial Property Advisers

Richard Ford 07834 791 163
richard@reithlambert.co.uk

Owned and Managed by

LCP.
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