



RETAIL/STORAGE/WAREHOUSE

- GIA: 424.74 SQM (4,572 SQFT)
- SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING
- HIGH LEVELS OF PASSING VEHICULAR TRAFFIC
- SHORT DISTANCE FROM THE M74/M8 MOTORWAYS
- POPULAR RETAILING LOCATION
- RENTAL: £22,000 PER ANNUM

TO LET

338-350 POLLOKSHAWS ROAD, GLASGOW, G41 1QS

CONTACT: Adam Honeyman MA (Hons) MRICS, a.honeyman@shepherd.co.uk, 0141 331 2807

www.shepherd.co.uk



LOCATION

The subjects are situated on the North side of Pollokshaws Road, in the Pollokshields area of Glasgow. The subjects are well placed to access the M74/M8 motorway situated approximately 1 mile to the north. The subjects further benefit from extensive public transport links to Glasgow and the surrounds.

Surrounding properties comprise a mixture of national and local occupiers at ground floor with upper floors used primarily for residential purposes. Occupiers within the vicinity include McDonalds, Shell, KFC along with various local occupiers. Trade counter operators can also be found in the St. Andrews Industrial Estate and in the Tradeston area situated nearby.

DESCRIPTION

The subjects comprise of the ground floor of an end terrace four-storey tenement. The unit is split to accommodate retail and storage/warehouse space. The retail area benefits from a large glazed frontage and an open plan sales area to the front of the unit. Storage and staff welfare facilities are situated to the rear of the property. The adjoining storage/warehouse section can be accessed via street level and from within the retail area. The subjects benefit from a sizable open plan space suitable for storage/warehouse accommodation.

RENT

We are seeking an annual rent of **£22,000 per annum** exclusive of VAT for a standard FRI lease of flexible duration.

EPC

A copy of the EPC certificate can be made available upon request..

RATING

The subjects are entered in the current Valuation Roll with a rateable value of £16,000

The rate poundage for 2019/2020 is £0.49 to the pound.

A new occupier would have the opportunity to appeal their rateable value within the first 6 months of occupation.

PLANNING

We understand the property has planning consent for its existing use. The property may suit alternative uses subject to obtaining all the appropriate planning consents. It will be incumbent upon any occupier to satisfy themselves in this respect.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

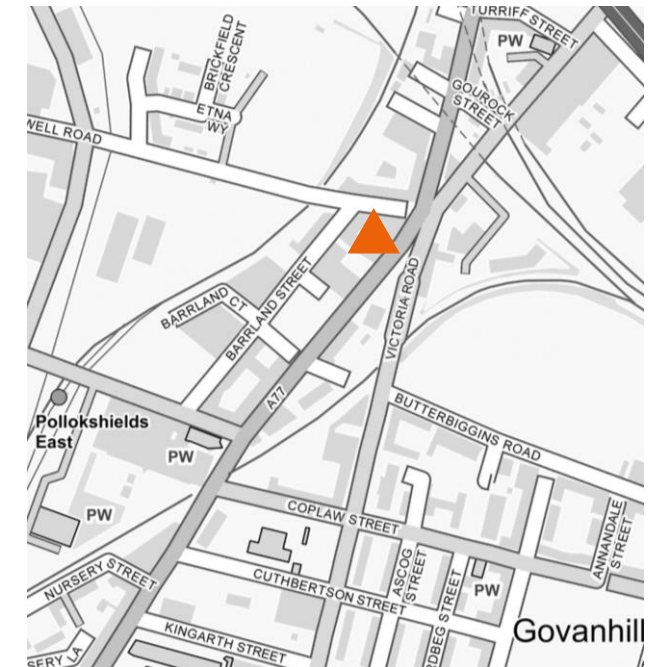
ANTI MONEY LAUNDERING REGULATIONS

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.

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From measurements taken on site and in accordance with the RICS code of measuring practice (6th edition), we calculate the subjects to extend to the following approximate Gross Internal Area:

ACCOMMODATION	SqM	SqFt
Retail	108.78	1,171
Storage/Warehouse	315.96	3,401
TOTAL	424.74	4,572



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 1441 Cumbernauld Road, Stepps, Glasgow G33 1AN, 0141 331 2807
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www.shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: JULY 2020**

