

TO LET

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David Allison & Company
Chartered Surveyors



DOUBLE FRONTED SHOP / OFFICE

192/194 KILMARNOCK ROAD, GLASGOW, G41 3DG

- Double fronted shop/office unit with excellent frontage
- Existing Class 2 office consent; Class 1 retail also available
- Net Internal Area: **Ground floor** 777 sq ft (72.25 sq m)
Basement: 253 sq ft (23.52 sq m)
- Prime trading location in Shawlands district
- Suit a variety of retail uses
- Offers to lease in excess of £20,000 per annum

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LOCATION

The subjects are situated in a busy trading location within the popular and established Shawlands area in the south side of the city. The subjects lie on the north side of Kilmarnock Road between Carment Drive and Trefoil Avenue.

Surrounding occupiers/traders provide a mixture of retail and restaurant uses with a high proportion of office/estate agency uses including Rettie & Co, Corum, Slater Hogg & Howison, Countrywide, Allan & Harris and Pacitti Jones.

The street plan opposite shows the approximate location of the subjects, for information purposes only.

DESCRIPTION

The subjects comprise a prominent double fronted shop/office unit contained on the ground and basement floors of a 3-storey tenement building.

The shop has most recently traded as a Café/Deli but was previously used as an office (Class 2) for many years and it is considered could be used as either an office or retail shop. We believe it is highly unlikely that the subjects would obtain consent for a full Class 3 (Food & Drink) consent.

ACCOMMODATION & FLOOR AREA

The current layout provides on the ground floor an open plan front retail/office area with a back shop (former kitchen), toilet with WC and wash-hand basin and storage areas.

There is a full height basement under the rear of the shop accessed through a floor hatch and an open tread timber staircase.

We calculate the Net Internal Floor Area in accordance with the RICS Code of Measuring Practice 6th Edition) to be approximately

Ground floor 777 sq ft (72.25 sq m)

Basement 253 sq ft (23.52 sq m)

RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll with a Rateable Value of £12,300.

At this level of value any incoming tenant may qualify for 100% rates relief under the Small Business Bonus Relief Scheme – enquiries and application to the Local Authority.

RENTAL/LEASE TERMS

We are instructed to seek offers to lease in excess of £20,000 per annum for a new full repairing and insuring lease for a term to be agreed (minimum 5 years).

VAT

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

LEGAL COSTS

Each party will be responsible for payment of their own legal costs to be incurred in any transaction.

EPC

The properties have been assessed for energy performance and currently have a 'G' rating.

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed and requested at the relevant time.

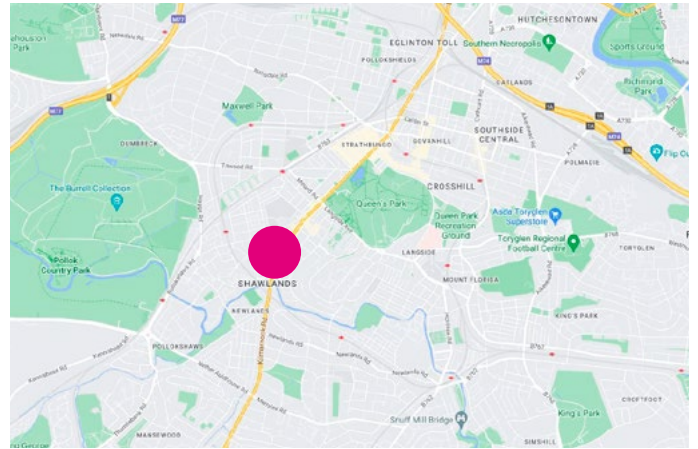
Regulated by RICS



PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

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VIEWING/FURTHER INFORMATION

Strictly through the agents:

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