

TO LET

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David Allison & Company  
Chartered Surveyors



## RETAIL UNIT

268 STONELAW ROAD, BURNSIDE, GLASGOW, G73 3SA

- Bright & modern single window shop
- Ground & lower ground floors
- Net Internal Area: Ground: **25.92 sq m (279 sq ft)**  
Lower Ground: **14.49 sq m (155 sq ft)**
- Prominent & popular trading location fronting Stonelaw Road
- Class 1 Retail (formerly Class 2 Offices)
- Rental offers in excess of £8,750 per annum

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## LOCATION

The subjects occupy a popular and busy trading location in the affluent suburb of Burnside some 7 miles south east of Glasgow City Centre.

Burnside Railway Station with regular train services to the City Centre is within short walking distance. The subjects also benefit from a bus stop almost immediately to the front of the shop with services to the surrounding area.

Nearby traders provide a good mix of traders and businesses for the local community and include Tesco, Burnside Pharmacy, Café Gelato and a post office. The Tesco store (opposite) also has a petrol filling station

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

## DESCRIPTION & ACCOMMODATION

The subjects comprise a single shop unit contained on the ground floor of a three-storey red sandstone fronted tenement building containing other commercial units at ground floor also.

The shop is arranged over ground and lower ground floors and benefits from a modern aluminium shop front. The current layout on the ground floor provides an open plan retail/office area with raised floor and a lowered acoustic tiled ceiling incorporating spotlighting. The lower ground floor is accessed via an open tread spiral staircase leading to a bright area providing a private room together with staff area and modern toilet.

Whilst the subjects have recently been used for Retail (Class 1) they were formerly used as offices (Class 2) which may be available again via formal application to the Local Authority Planning Department.

## ACCOMMODATION & FLOOR AREA

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

Ground Floor	25.92 sq m (279 sq ft).
First Floor	14.49 sq m (155 sq ft)

## RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll with a Rateable Value of £7,600.

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 £8,750 per annum on a full repairing and insuring basis for a minimum term of 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 'E' 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.

## VIEWING/FURTHER INFORMATION

Strictly through the agents:

### David Allison

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Regulated by RICS



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