

**TO LET** (as a whole or may sub-divide)

**allison**

David Allison & Company  
Chartered Surveyors



LARGE RETAIL / OFFICE UNIT

**38 LONDON ROAD, GLASGOW, G1 5NB**

- Deceptively large retail/office unit
- Double fronted shop/office
- Total Net Internal Floor Area: **266.19 sq m (2,864 sq ft)**
- Possible split/division into two smaller units (front and rear)
- Recently refurbished following tenant end of lease
- Rental: Offers in the region of **£20,000** per annum are invited

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**Tel: 0141 375 1555**

135 Buchanan Street, Glasgow, G1 2JA



[www.dallisonandco.co.uk](http://www.dallisonandco.co.uk)

## LOCATION

The subjects occupy a prominent and convenient location on the south side of London Road between its junction with High Street at Glasgow Cross and James Morrison Street on the edge of the City Centre and Merchant City area.

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

The surrounding area is continually improving with a large number of residential and retail developments in the vicinity. The much admired St Andrews Square development is also located closeby.

## GENERAL DESCRIPTION

The subjects comprise a deceptively large double fronted retail/office unit, within a fully refurbished four storey tenement building, extending into a rear single storey building.

Internally the subjects provide separate male and female toilets and kitchen/staff canteen area.

It may be possible to create two separate units by sub-division providing a standard double tenement shop to the front with a rear area suitable for workshop/storage.

## ACCOMMODATION

We calculate the net internal floor area in accordance with the RICS Code of Measuring Practice (6th Edition) to be approximately as follows:-

**266.19 sq m (2,864 sq ft)**

## RATING ASSESSMENT

The subjects are currently shown in the Valuation Roll as follows:-

Rateable Value: **£18,700**

## RENTAL/LEASE TERMS

We are instructed to seek offers to lease in the region of **£20,000** per annum for the entire property on a negotiable length of lease on standard full repairing and insuring terms.

## VAT

We are advised that VAT is not payable on the rent.

## LEGAL COSTS

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

## VIEWING/FURTHER INFORMATION

Strictly through the agents:

David Allison & Co

Suite 2.30

135 Buchanan Street

Glasgow, G1 2JA

Tel: 0141 375 1555

Fax: 0141 375 1666

Email: [barbara@dallisonandco.co.uk](mailto:barbara@dallisonandco.co.uk)

[www.dallisonandco.co.uk](http://www.dallisonandco.co.uk)

Date of Publication: June 2016

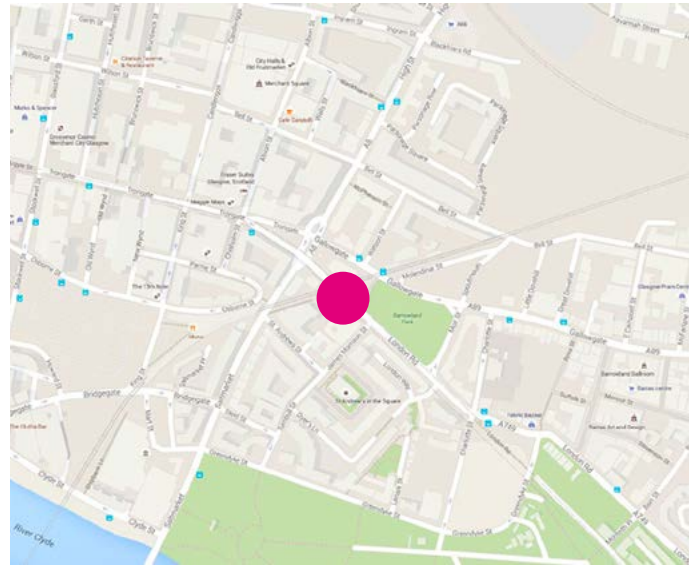
Regulated by RICS



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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## EPC

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

