

TO LET

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David Allison & Company
Chartered Surveyors



DOUBLE FRONTED RETAIL UNIT

7/9 DERBY STREET, GLASGOW, G3 7TJ

- Attractive double fronted shop unit
- Superb location in highly sought after Finnieston area
- Bright & modern interior
- Arranged over ground & first floors
- Total Net Internal Area: **959 sq ft (89.25 sq m)**
- Offers to lease in excess of **£15,000** per annum

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www.dallisonandco.co.uk

LOCATION

The subjects are situated in the much sought after Finnieston trading area to the west and within short walking distance of Glasgow City Centre. The area is now generally regarded as an extension to Glasgow's west end and since the development of the nearby Hydro concert venue it has become extremely popular for restaurants and bars, which include Crabshakk, Six by Nico, Ben Nevis Public House, The Gannet and Ox & Finch.

The surrounding area has also had considerable residential development over recent years and boasts a high percentage of student accommodation being within walking distance of Glasgow University, Kelvingrove Park and Art Gallery.

The currently closed Lorne Hotel is situated opposite the subjects and Listed Building Consent was recently obtained for a re-cladding of the building with an associated Planning Application for 140 student apartments awaiting consideration for consent.

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

GENERAL DESCRIPTION

The subjects comprise an attractive modern double fronted shop property over ground and basement floors of a four-storey blonde sandstone tenement building.

The shop has two separate frontages and as such may have the potential of creating two units with the preference however to let as a single unit.

ACCOMMODATION & FLOOR AREA

The ground floor comprises a sub-divided front area, which could easily be re-opened to provide a front customer area, and a separate processing area used by the current tenant. There is also a rear office with double glazed replacement windows to the rear.

A stone and timber stair leads down to a basement floor, which contains a former workshop area, toilet with WC and kitchen sink unit.

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

Ground Floor	73.81 sq m (794 sq ft)
Basement	15.44 sq m (165 sq ft)

RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll with a Rateable Value of £8,100.

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 £15,000 per annum for a new full repairing and insuring basis for a term to be agreed.

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

Available on request.

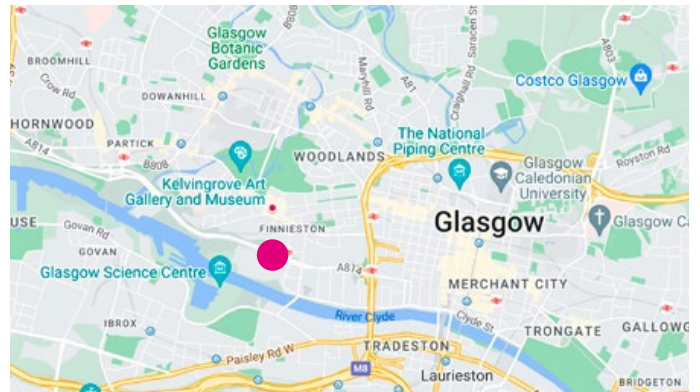
Regulated by RICS



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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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:

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