

TO LET

allison

David Allison & Company
Chartered Surveyors



RETAIL UNIT (FORMER BEAUTY SALON)

8 KILDROSTAN STREET, GLASGOW, G41 4LU

- Single windowed modern fronted retail unit
- Net Internal Floor Area: **391 sq ft (36.39 sq m)** approx
- Well fitted out for former use as beauty salon
- Easily adaptable for alternative retail use
- Extremely popular and prominent trading location
- Successful retail range in Pollokshields
- Rental offers in excess of **£11,500** per annum

David Allison & Company Chartered Surveyors

Tel: 0141 375 1555

135 Buchanan Street, Glasgow, G1 2JA



www.dallisonandco.co.uk

LOCATION

The subjects occupy a prominent and well known south side trading location at the junction of Kildrostan Street and Nithsdale Road in Pollokshields.

Pollokshields station with regular services to the city centre is adjacent to the subjects.

Other traders in the same range include Marie Brown at Home, Moyra Jane's Restaurant / Coffee Shop, Smile Clinic, Catherine Henderson, Flower Haven and Monir Opticians.

GENERAL DESCRIPTION/ ACCOMMODATION

The subjects comprise a former beauty salon within a modern fronted shop on the ground floor of a three storey red sandstone tenement building.

Internally the shop is well fitted out and decorated for its former use containing two private consulting rooms but also easily adaptable for alternative retail uses.

ACCOMMODATION

The present layout of the accommodation comprises a front reception / waiting area, two private consulting / treatment rooms with wash-hand basins and a back shop with stainless steel sink unit and a toilet containing WC and wash-hand basin.

There is also a small mezzanine storage area with permanent open tread timber staircase for access.

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

36.39 sq m (391 sq ft)

RATING ASSESSMENT

The subjects are currently shown in Valuation Roll with a Rateable Value of **£9,100**.

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

RENTAL/LEASE TERMS

Our clients are seeking a rental in excess of **£11,500** for a new lease on full repairing and insuring terms for a negotiable duration, subject to 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 'G' rating.

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.

allison

David Allison & Company
Chartered Surveyors

VIEWING/FURTHER INFORMATION

Strictly through the agents:

David Allison

David Allison & Co

135 Buchanan Street

Glasgow

G1 2JA

Tel: 0141 375 1555

Fax: 0141 375 1666

Email: barbara@dallisonandco.co.uk

Web: www.dallisonandco.co.uk

www.dallisonandco.co.uk

Date of Publication: December 2018

