



PROPERTY CONSULTANTS

TO LET



2 KINGS PARK ROAD, GLASGOW, G44 4TU

- Prominent roadside unit.
- Exceptional window displays.
- Floor area approx. 465sq.ft.
- Potential for 100% rates relief.

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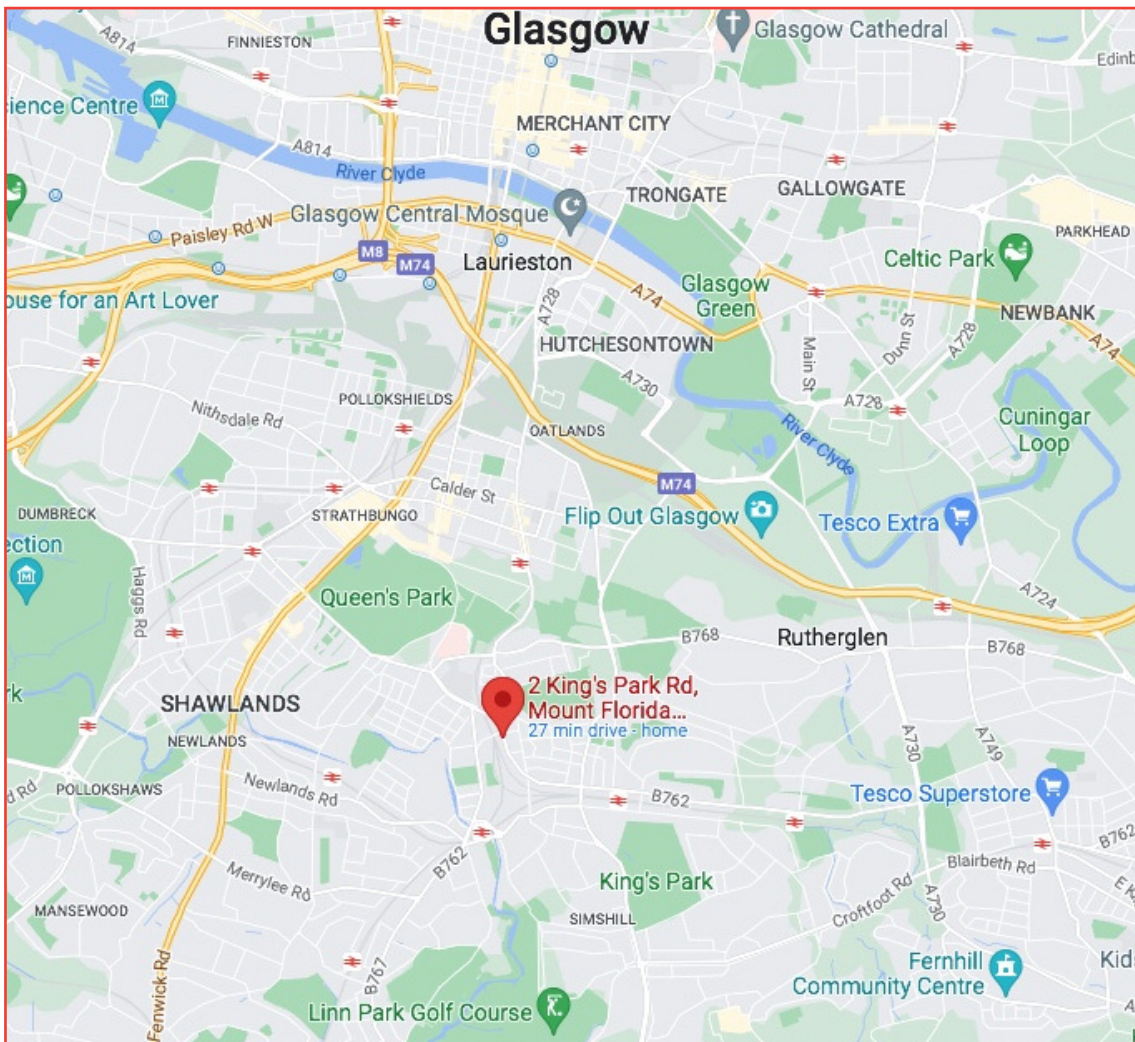


LOCATION

The property occupies a very prominent position in the south side of Glasgow, on Kings Park Road, close to its junction with Cathcart Road. This is a mixed use area with a combination of residential and commercial occupiers nearby. It is also very close to the national football stadium, Hampden Park.

Occupying a prominent corner, the shop is very visible to the considerable volume of vehicular traffic which passes daily. It is also near to Mount Florida train station, Langside College and New Victoria Hospital.

There is a **Tesco Express** and **Greggs** nearby and the other occupiers in the immediate vicinity are generally local in nature including **Clockwork Beer Co (PH)**, **Wildfire Nails**, **Evolve Plumbing** and **Jordanne Hair**.



DESCRIPTION

The property comprises an extremely prominent retail unit benefiting from a corner position and with excellent display windows. It is well-fitted and bright internally and provides good sales space to the front and storage/staff/toilet facilities behind a partition, to the rear. The unit benefits from an intruder alarm, phone line and a fully certified electrical system.

We estimate that the property provides the following approximate accommodation:

Gross Frontage	29' 8"	9.06m
Ground Floor	465sq.ft.	43.2sq.m.

RATING

We understand from the local Assessors Department that the subjects are currently entered in the Valuation Roll as follows:

Rateable Value - £6,700

Uniform Business Rate (2022/2023) - £0.498

*** An incoming tenant may qualify for up to 100% rates relief through the Small Business Bonus Scheme. Interested parties are advised to verify this information themselves.*

TERMS

The property is available based on a new full repairing and insuring lease and rental offers in excess of £9,000 per annum are invited. This rent equates to £750/month (approx. £175/week).

EPC

Available on request.

PLANNING

The last use of the property was as a residential letting agent, therefore we understand it will benefit from Class 2 (Office) planning consent, however it may be equally suitable for alternative uses including retail. Please note however that our client does not wish to consider hot food uses for this property.

Interested parties are advised to make their own enquiries directly with the local Planning Department about both existing and alternative uses.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction.

The incoming tenant will be responsible for Land and Buildings Transaction Tax, registration dues and any VAT incurred thereon.

ENTRY

By arrangement.



VIEWING & FURTHER INFORMATION

Viewing is strictly by appointment through:

Stephen Innes,

Lambert Innes Property Consultants

Tel: 0141 248 5878

Email: stephen@lambertinnes.co.uk

August 2022

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