



PROPERTY CONSULTANTS

PROMINENT SHOP UNIT
****** WITH THE BENEFIT OF CLASS 2 CONSENT ******
TO LET
288 DUKE STREET, GLASGOW, G31 1RZ



LOCATION

The property occupies a prominent corner location on Duke Street, at its junction with Bellgrove Street, and is approximately 2 miles east of Glasgow city centre.

The shop enjoys a highly visible position and benefits from a considerable amount of passing vehicular traffic as well as strong pedestrian footfall. It is also close to Bellgrove train station.

The unit is close to a **Lidl Foodstore** and other occupiers in the vicinity include **Duke Street Post Office**, **Papa Johns Pizza**, **Co-op Funeralcare** and a host of local traders.

DESCRIPTION

The property comprises a ground floor shop unit and benefits from excellent frontage to both Duke Street and Bellgrove Street. The accommodation currently consists of a main sales area with customer toilets to the front, with office and toilet facilities for staff to the rear.

We estimate that the shop provides the following approximate dimensions and areas:

Frontage (Duke Street)	27'7"	8.4m
Frontage (Bellgrove Street)	32'7"	9.92 m
Ground Floor	1,156 sq.ft.	107.40 sq.m.

RATING

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

Rateable Value £9,800
Uniform Business Rate (2017/2018) 46.6p

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 on the basis of a new full repairing and insuring lease and rental offers in excess of £15,000 per annum are invited.

PLANNING

The last use of the property was as a bookmaker therefore we understand it benefits from Class 2 (Office) consent, however may be equally suitable for a variety of alternative uses.

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

EPC

Available on request.

LEGAL COSTS

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

The incoming tenant will be responsible for Stamp Duty Land Tax and any VAT incurred thereon.

ENTRY

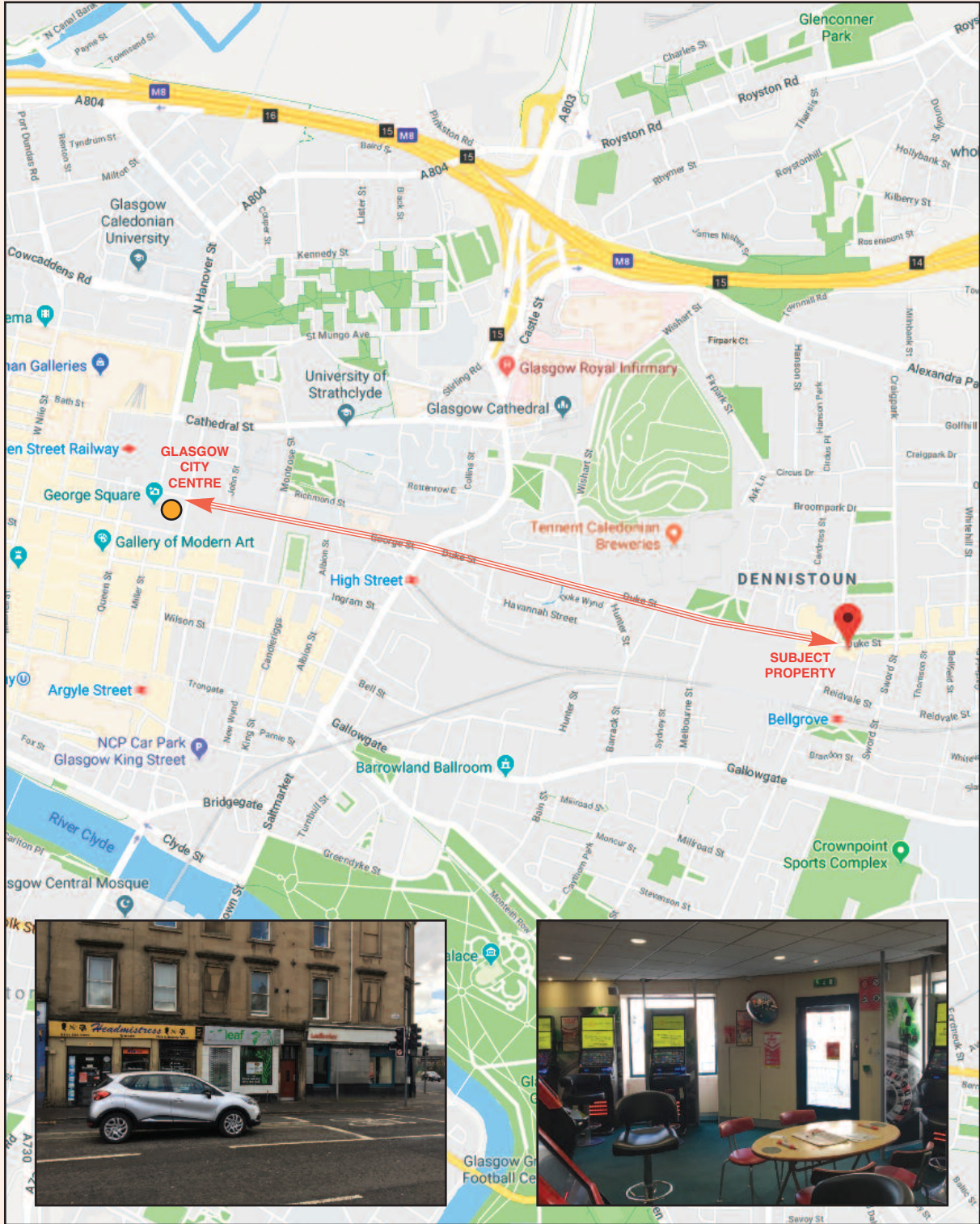
Available from August 2018 onwards. Further details on application.

VIEWING & FURTHER INFORMATION

Viewing by appointment through:
Stephen Innes, Lambert Innes Property Consultants
Tel: 01 41 248 5878, or
Email: stephen@lambertinnes.co.uk



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