

LEASE FOR SALE – CLASS 3 UNIT

Glasgow, 1 Kilmarnock Road (Shawlands)



- HOT FOOD TAKEAWAY CONSENT
- HIGH FOOTFALL LOCATION
- PROMINENT CORNER UNIT

LOCATION

The property is located on the south side of Kilmarnock Road, one of the busiest arterial traffic routes in Glasgow, and is centrally positioned within a substantial surrounding residential area.

Nearby occupiers include **Clydesdale Bank**, **Greggs** and **Oddbins**, amongst a strong line-up of independent retailers, food & drink outlets and service providers.

DESCRIPTION

The premises comprise a ground floor retail unit, benefitting from WC provision, and ancillary basement accommodation. The premises are fully fitted as a Fish & Chip Restaurant. The property extends to the following approximate areas:-

ACCOMMODATION

Ground Floor	67.28 sq m	724 sq ft
Basement	51.39 sq m	553 sq ft
Total	112.67 sq m	1,277 sq ft

USE

Class 3 (Food and Drink).

LEASE

There is presently a lease in place, expiring **10th November 2025**.

RENT

The current passing rent is **£32,500 per annum** exclusive. The rent is subject to a final upwards only rent review on **11th November 2020**. Additionally there is a further charge for use of the extraction ducting currently amounting to **£2,800 per annum** exclusive.

RATES

We are verbally informed by the Local Authority that the current Rateable Value of the shop is:

Rateable Value	£27,250
Commercial Rate Poundage	£0.48
(exclusive of water and sewerage rates)	

EPC

A copy of the EPC will be made available as required.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the incoming tenant being responsible for LBTT, registration dues and VAT incurred thereon.

VAT

All figures are quoted exclusive of VAT.

VIEWING

Strictly by appointment via the joint agents:-

Reith Lambert

Richard Ford

0141 225 5710

richard@reithlambert.co.uk

Kirsty McCreath

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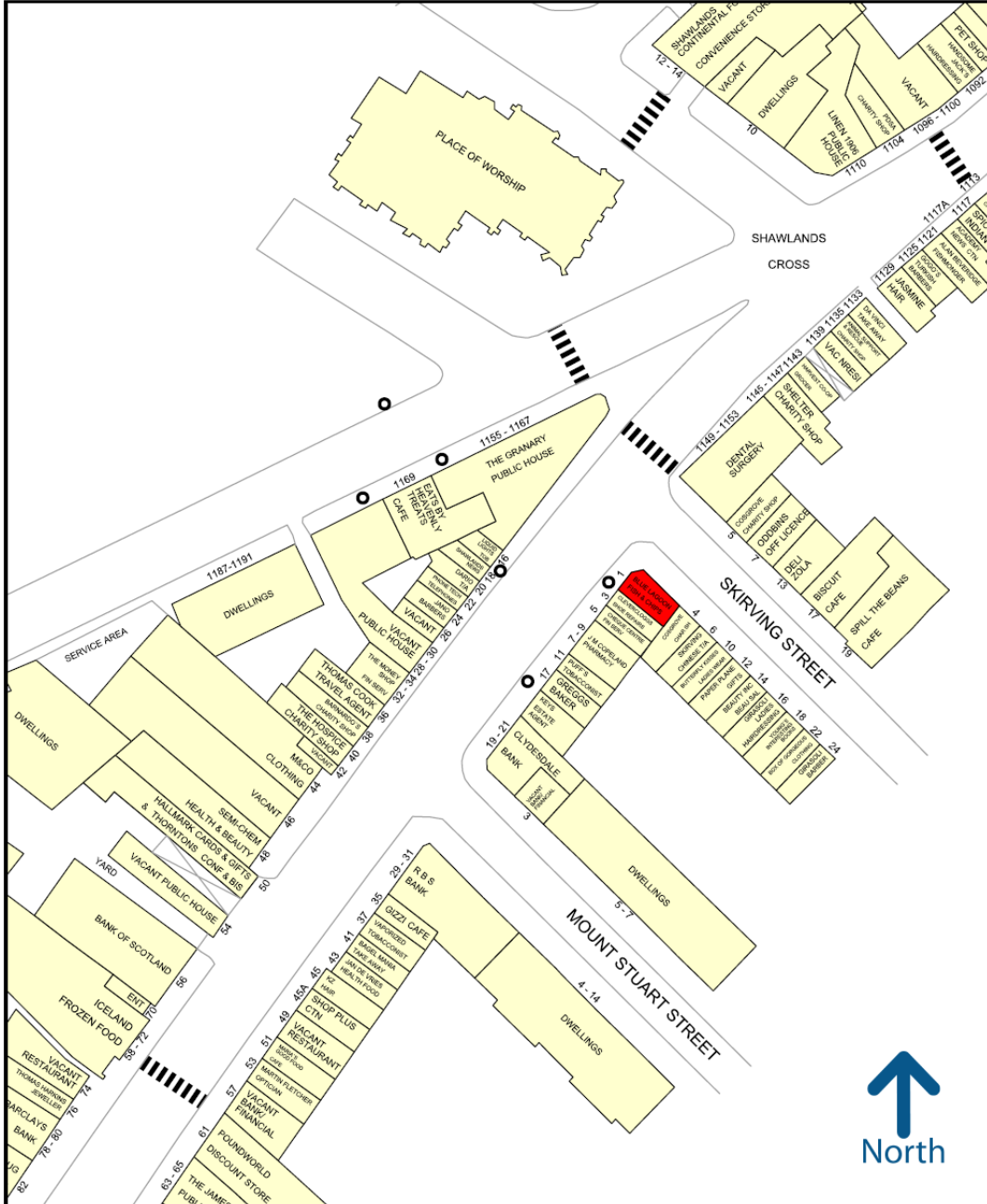
Or our joint agent, **Andrew Britton** of **Culverwell** on 0141 275 3306 or andrew@culverwell.co.uk



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Reith Lambert
www.reithlambert.co.uk



Not to scale.

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