

Authentic Romanian Supermarket



the Salvation
belief in action



44

TO LET

PRIME
RETAIL
UNIT

ON THE INSTRUCTIONS OF
LCP

44
KILMARNOCK
ROAD

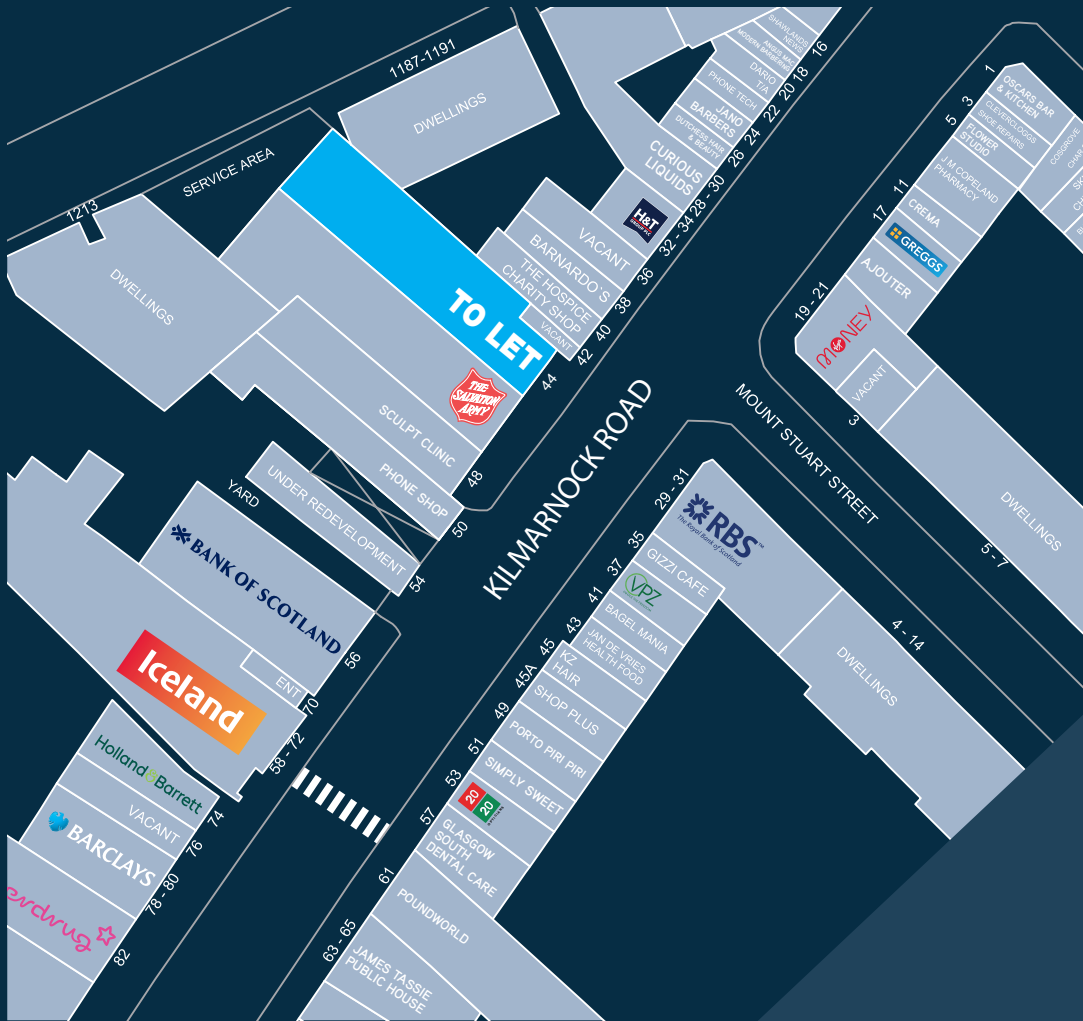
SHAWLANDS
G41 3NH

44 KILMARNOCK ROAD SHAWLANDS G41 3NH

LOCATION

Shawlands is a major residential suburb situated on the south side of Glasgow, approximately 4 miles from the city centre and 12 miles from Glasgow Airport. Kilmarnock Road forms the main retailing thoroughfare for the Shawlands area where the local mix contains both national and independent occupiers. The subjects are located on the north side of Kilmarnock Road, close to Shawlands Arcade and Shawlands Cross. Nearby occupiers include **Barclays**, **B&M**, **The Salvation Army**, **Virgin Money**, **Greggs**, **Superdrug** and **Iceland**.

Being within the heart of Glasgow's Southside, the subjects benefit from their proximity to well established bars, restaurants and retail offerings particularly on Kilmarnock Road. The subjects also benefit from excellent road and public transport connections, with Kilmarnock Road and Pollokshaws Road serving as busy bus corridors. Crossmyloof and Pollokshaws mainline rail stations are within short walking distance.



ACCOMMODATION

The premises comprise a retail unit configured over ground and first floors, extending to the following, approximate net internal areas:

44 Kilmarnock Road		
Ground Floor	5,155 sq ft	479 sq m
First Floor	555 sq ft	52 sq m
Total	5,710 sq ft	531 sq m

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RENT

Rental offers in excess of **£30,000 per annum exclusive** are invited.

SERVICE CHARGE

The current on account service charge for this unit is **£2,494 per annum exclusive**.

RATING

From 01/04/23, the Rateable Value of the unit is as follows

Rateable Value £40,750
Commercial Rate Pounding £0.49
(exclusive of water and sewerage rates)

LEGAL COSTS

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

EPC

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

VAT

All figures are quoted exclusive of VAT.

USE

Use is Class 1 (Retail).

TERMS

Subject to achieving vacant possession, the property is available on the basis of a new Full Repairing and Insuring lease of negotiable length.

FURTHER INFORMATION

Viewing strictly by appointment via the joint agents:

**Reith
Lambert**
Commercial Property Advisers

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