

# LUXURY | BED STORE

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TO LET

PRIME  
RETAIL  
UNIT

ON THE INSTRUCTIONS OF  
**LCP**

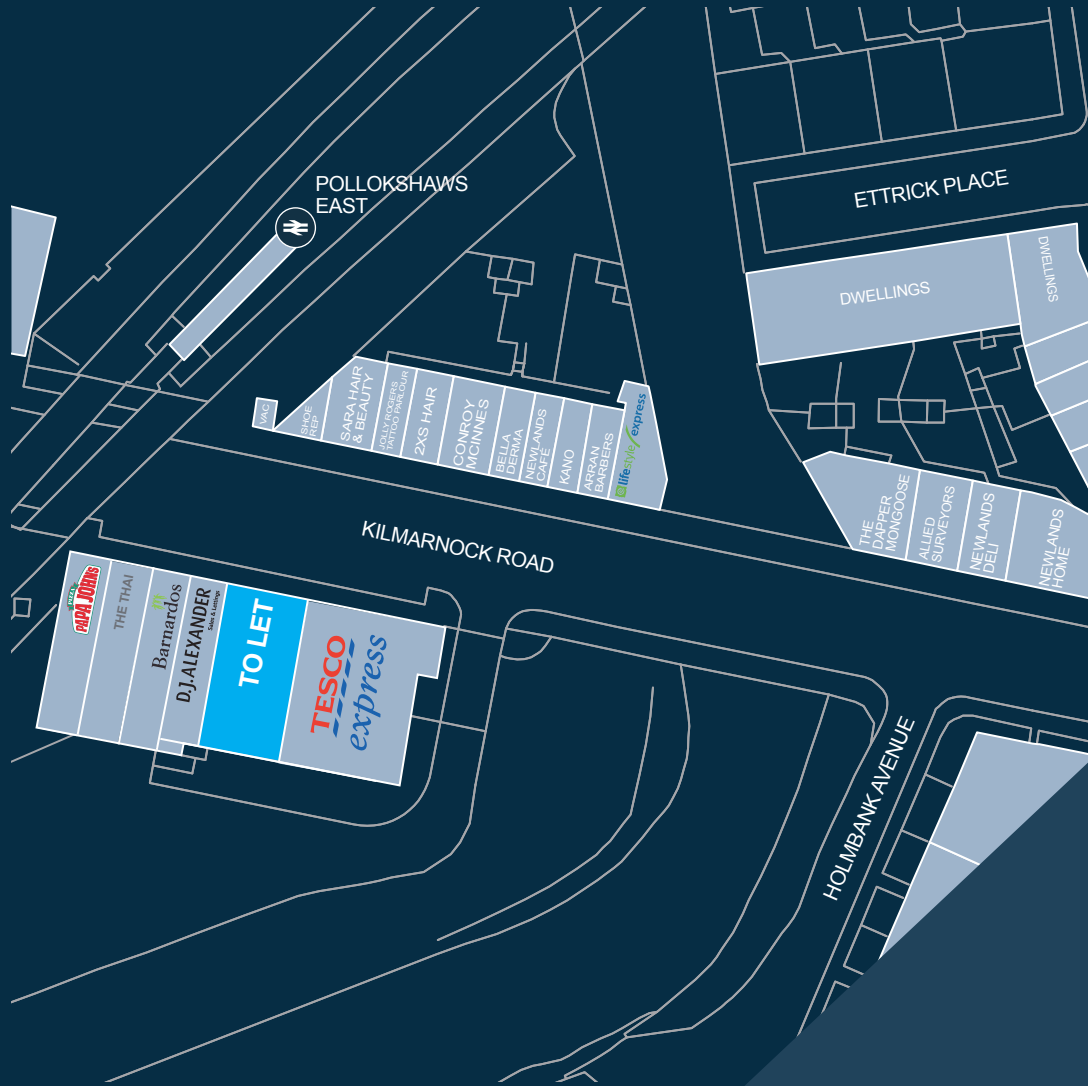
311  
KILMARNOCK  
ROAD  
SHAWLANDS  
G43 2XS

# 311 KILMARNOCK ROAD SHAWLANDS G43 2XS

## LOCATION

Shawlands is a major residential suburb situated on the south side of Glasgow, approximately 4 miles to the south of the city centre and 10 miles east of Glasgow Airport. Transport connections are excellent with Kilmarnock Road serving a busy bus corridor, whilst Pollokshaws East train station is situated adjacent.

Kilmarnock Road forms the main commercial and retailing thoroughfare for the Shawlands area. The surrounding locale comprises an established mix of residential and commercial occupiers. Retail/leisure occupiers in the immediate vicinity include **Tesco Express**, **DJ Alexander**, **Barnardo's**, **The Thai** and **Papa Johns**.



## ACCOMMODATION

A modern retail unit configured over ground floor only, extending to the following net internal areas:

311 Kilmarnock Road		
Ground Floor	2,485 sq ft	230.87 sq m
Total	2,485 sq ft	230.87 sq m



# 311 KILMARNOCK ROAD SHAWLANDS G43 2XS

## 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 approximately **£1,000 per annum exclusive**.

## RATING

The Rateable Value of the unit is as follows:

**Rateable Value £27,750**  
**Commercial Rate Pounding £0.498**  
(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

Class 1A (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 sole agent:

**Reith  
Lambert**

Commercial Property Advisers

**Richard Ford**  
[richard@reithlambert.co.uk](mailto:richard@reithlambert.co.uk)  
07834 791 163

