

TO LET – EXCEPTIONALLY PROMINENT ROADSIDE RETAIL UNIT

92 Balshagray Avenue, Glasgow, G11 7EH



- IN GLASGOW'S AFFLUENT WEST END
- MODERN SINGLE STOREY BUILDING
- ON SITE PARKING FOR 10 CARS
- OPEN PLAN SPACE OF C. 3,375 SQ FT

LOCATION

Balshagray Avenue comprises a major dual carriageway through the Jordanhill area of the city and forms part of the route to/from the Clydeside Expressway and the Clyde Tunnel.

Thus, the property occupies an exceptionally prominent site immediately adjacent to this very busy dual carriageway.

It lies at the heart of an extensive and popular residential area.

DESCRIPTION

The property is of single storey steel frame construction with a mono-pitched roof surfaced with metal sheeting. There is an extensive section of glazed frontage on two elevations within an area that has been used for showroom purposes. A metal roller shutter door gives access to the main space.

There is on-site parking for about 10 cars. There is also public car parking on the adjoining cul-de-sac (Mitre Road).

ACCOMMODATION

The building provides the following approximate floor area.

Ground Floor	318.4 sq m	3,375 sq ft
Total	318.4 sq m	3,375 sq ft

PLANNING

We understand the property benefits from Class 1 (Retail) consent.

TERMS

Rental offers of **£37,500pa** exclusive are invited. VAT is payable in addition.

RATEABLE VALUE

£22,250

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 ingoing tenant being responsible for LBTT, registration dues and VAT incurred thereon.

VAT

All figures are quoted exclusive of VAT.

VIEWING

Strictly by appointment via:-

Reith Lambert

Drew Lambert

07803 136214

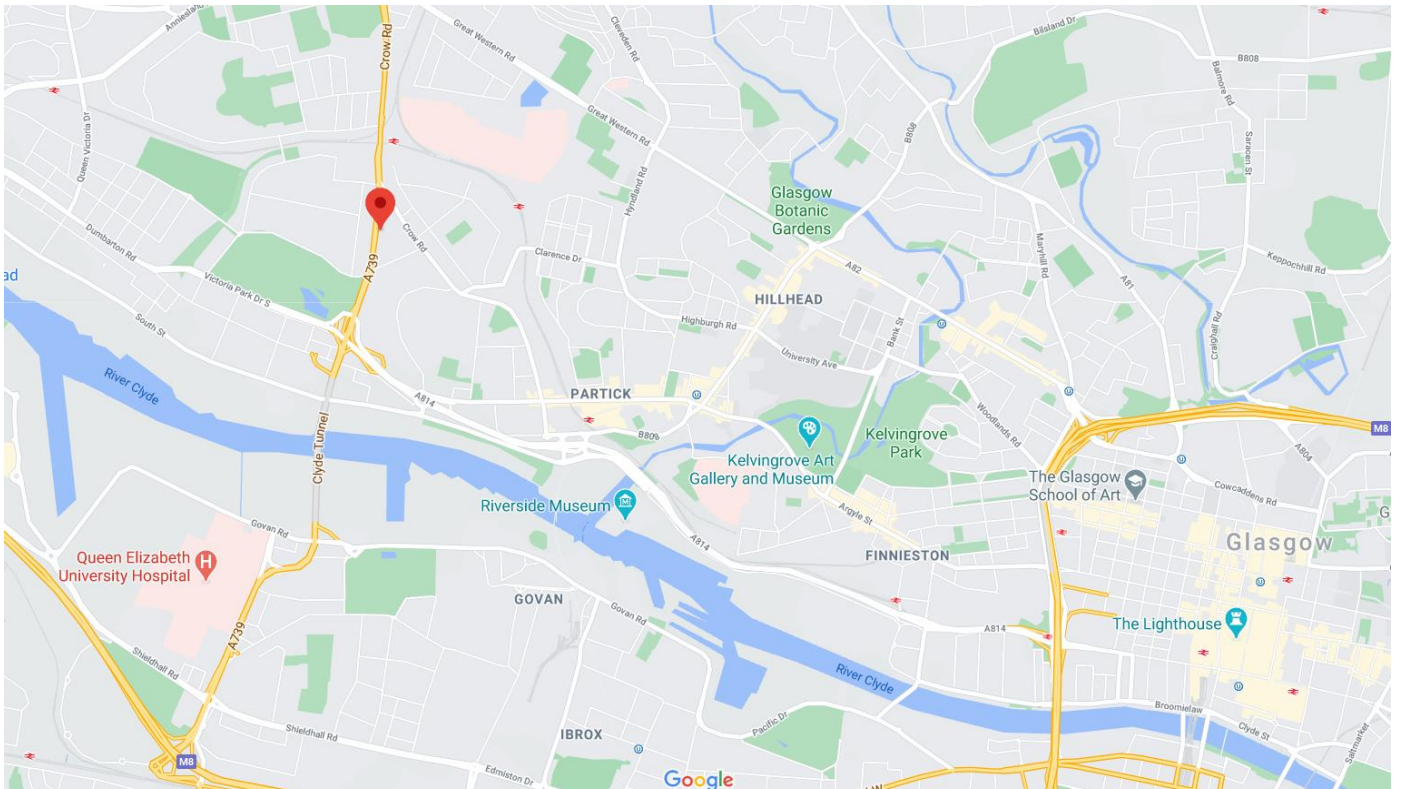
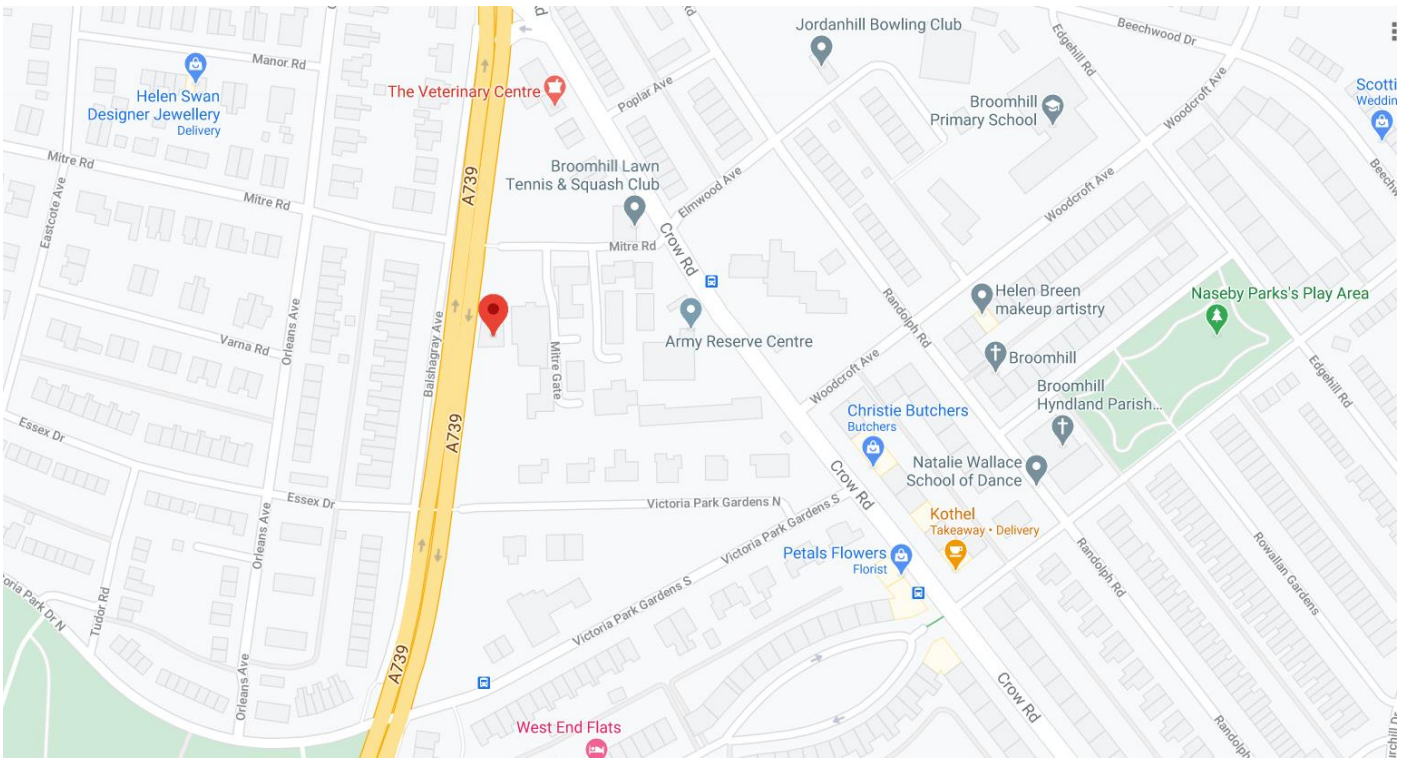
awl@reithlambert.co.uk

Harry Reith

07710 511235

hr@reithlambert.co.uk

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