

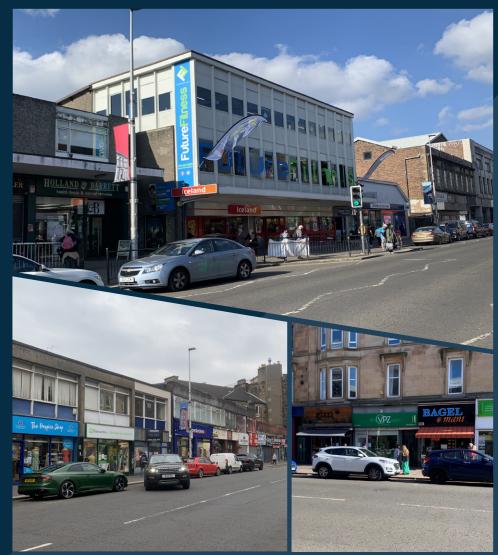
48 KILMARNOCK ROAD SHAWLANDS G41 3NH

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 floor only, extending to the following, approximate net internal areas:

48 Kilmarnock Road		
Ground Floor	1,517 sq ft	141 sq m
Total	1,517 sq ft	141 sq m

48 KILMARNOCK ROAD SHAWLANDS G41 3NH







RENT

Rental offers in excess of £18,000 per annum exclusive are invited.

SERVICE CHARGE

The current on account service charge for this unit is £804 per annum exclusive.

RATING

The Rateable Value of the unit is as follows:

Rateable Value £16,200 Commercial Rate Poundage £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

USE

Use is Class 1A (Retail).

TERMS

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

VAT

All figures are que exclusive of VAT.

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

Richard Ford richard@reithlambert.co.uk 07834 791 163 Syme 0141 285 7945 www.symeproperty.co.uk

Donald Syme donald@symeproperty.co.uk 07917 834 917

Reith Lambert LLP/Syme Property Consultancy for themselves and for the vendor of the property give notice that: i) these particulars of sale are a general outline for the guidance of intending purchasers and do not constitute all or any part of any offer or contract, ii) intending purchasers should satisfy themselves as to the accuracy of descriptions, dimensions, references to condition, permitted use and other details all of which are given without any warranty whatsoever. iii) unless otherwise stated all rents and prices are quoted exclusive of VAT. iv) they have not conducted and are not aware of any investigations into any potential or actual pollution or contamination of the building, land, air, or water and give no warranties whatsoever in respect thereof, of which prospective purchasers should satisfy themselves. VI accordance with the terms of the Requirements of Writing (Scotland) Act 1995 these particulars are not intended to create any contractual relationship or commitment which can only be entered into by exchange of missives between respective solicitors. Date of Publication: March 2024