

TO LET -

Partially Fitted Restaurant & Take-Away Inc. Full Height Mezzanine + Outdoor Seating Area

67 KILMARNOCK ROAD
SHAWLANDS, GLASGOW G41 3YR

FULL CLASS 3 CONSENT AVAILABLE

DALKIN + CO



Location

Shawlands is located some 3 miles to the south of Glasgow city centre. Kilmarnock Road forms the main thoroughfare from the City Centre to Giffnock and Newton Mearns. The subjects are located on the east side of Kilmarnock Road directly opposite **SHAWLANDS ARCADE**.

Other retailers in the immediate vicinity include **SAINSBURYS**, **SUPERDRUG**, **ICELAND**, **B + M**, **GREGGS**, **HOLLAND + BARRATT**, **POUNDWORLD**, **ORO**, **OPTICAL EXPRESS** and a newly opened **PURE GYM** along with all the national banks and a large number of pubs, restaurants, estate agents and hot food outlets catering for the large surrounding affluent population.

Description

The subjects comprise a double fronted restaurant unit contained within a single storey retail parade.

Accommodation

FRONTAGE	20'6 (6.2m) approx.
DEPTH	57'0 (17.4m) approx.
GROUND AREA	960sqft (89.2sqm) approx.
MEZZANINE	650 sqft (60.4sqm) approx.
TOTAL NET FLOOR AREA	1610 sqft (149.6 sqm) approx.

Planning

The subjects have the benefit of a full class 3 consent and have been trading as a licensed restaurant for the last 4 years.

Rent

Offers in excess of £35,000 per annum are invited.

Lease

The subjects are offered on a new lease basis for a minimum period of 10 years and to incorporate 5 yearly rent reviews.

EPC

Available on request.

Rateable Value

We are verbally advised the subjects have a rateable value of £29,000.

Legal Costs

The incoming tenant will be responsible for all legal costs incurred in connection with the transaction.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

Viewing & Further Information

Strictly by prior arrangement.

Please contact the sole agent to arrange viewing the property.

Colin Dalkin

Dalkin + Co,

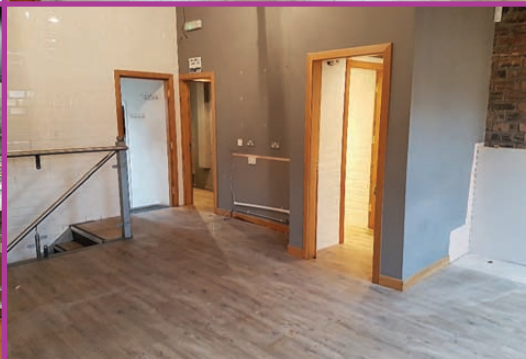
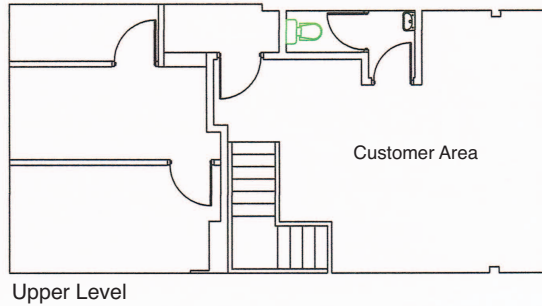
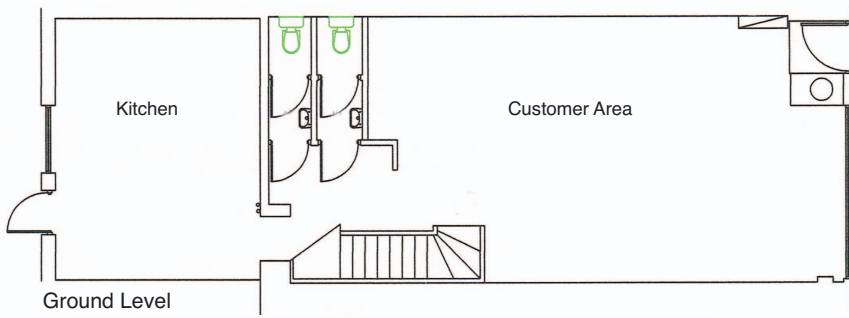
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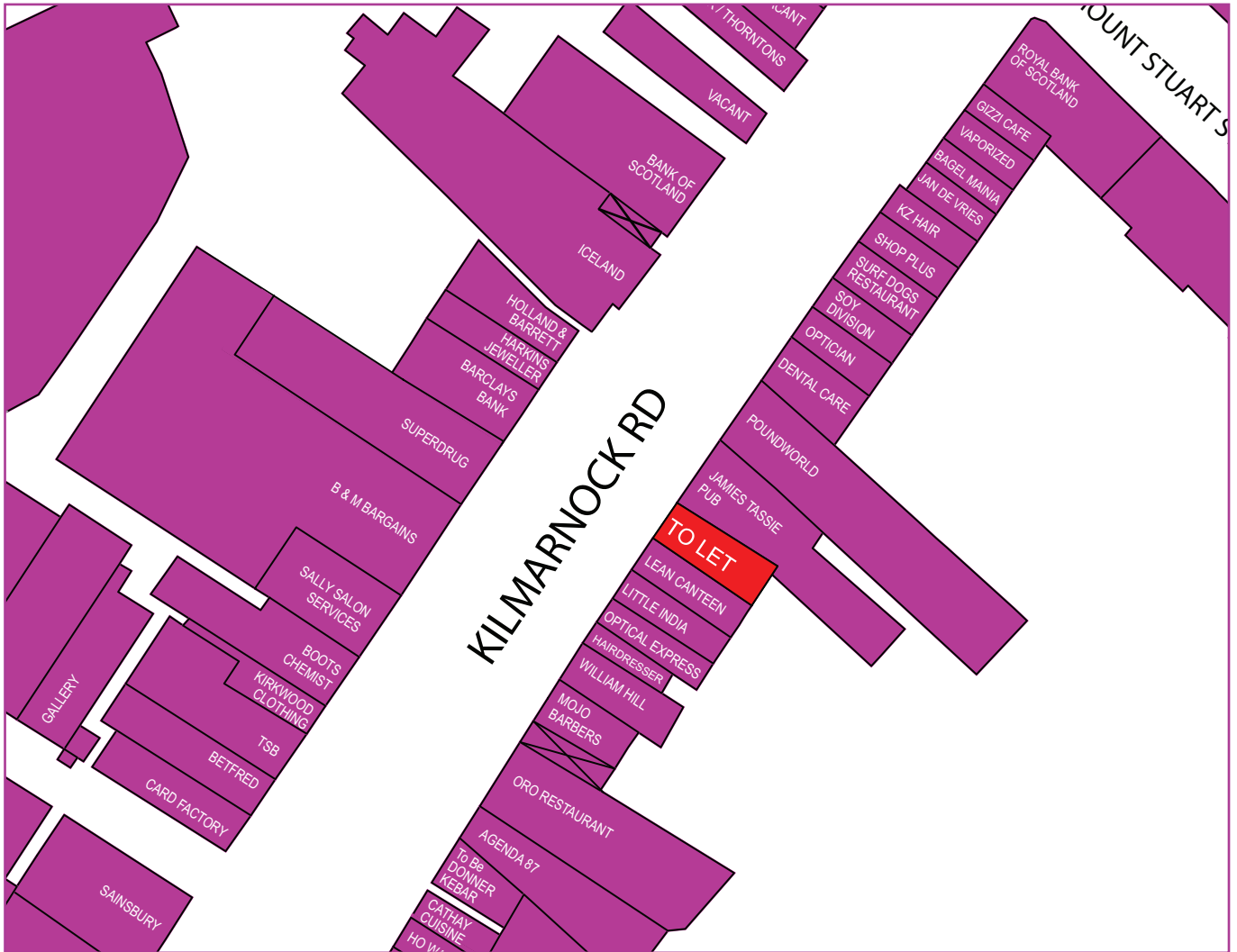
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Floor Layout



Location Map



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(i) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents, or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required.