

**DALKIN + CO**

**NO VAT PAYABLE  
ON RENT**

# TO LET

**FORMER OFFICES / WORKSHOP / YARD**

**WOULD ALSO BE SUITABLE FOR A VARIETY OF OTHER USES INCLUDING SURGERY /  
VETS / FUNERAL DIRECTORS / YOGA OR PILATES STUDIO / RETAIL / SHOWROOM**



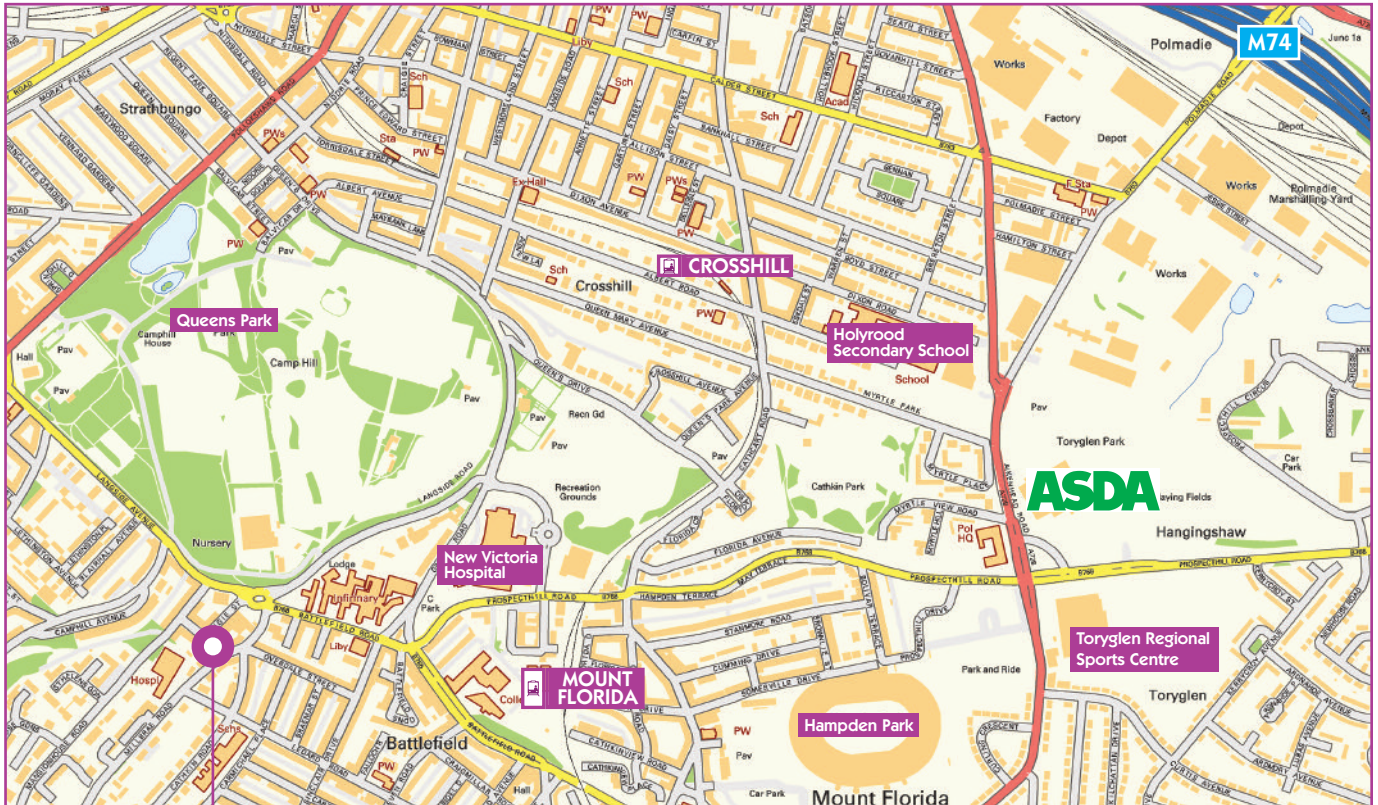
**CURRENTLY UNDERGOING REFURBISHMENT**

**400 AIKENHEAD ROAD  
GLASGOW G42 0PU**

Standard Buildings, 94 Hope St, Glasgow G2 6PH  
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**07766 203 213**





## Location

Aikenhead Road forms one of the main arterial routes linking the City Centre to Polmadie / Hampden / Croftfoot /Castlemilk areas on the south side of the City.

The subjects are prominently positioned on the west side of Aikenhead Road close to its junctions with Calder Street and Polmadie Street about 2 miles south of the City Centre. The surrounding area is mix of high density residential along with a variety of different commercial uses in the immediate vicinity including **HAMPDEN PARK**; **ASDA**; **MCDONALDS DRIVE THRU**; **THE NATIONAL FOOTBALL ACADEMY**; **CROWN STREET RETAIL PARK**; **POLMADIE RECYCLING CENTRE**; **HOLYROOD SECONDARY SCHOOL** along with a number of established local and national traders such as **ONE O ONE** and a variety of independent bars and food outlets.

## Description

The subjects have recently been used as offices and workshops being contained within a 2 storey brick built stand alone building within its own secure yard.

The property is split into 2 separate units but could easily be used as a single unit.

There are currently a number of small offices along with some workshop and storage space at ground and upper level.



There are 2 kitchen/toilet areas in each side of the property which will allow the space to be used by 2 different parties if required.

## Accommodation

Overall the property extends to around 3,597 sqft ( 334 sqm ) approx sitting on a secure site area of around 0.18 acres ( 0.07 hectares ).



## Rateable Value

The property has 2 separate entries in the Valuation Roll and we understand the main office area has a rateable value of £10,300 whilst the ancillary workshop and store has a rateable value of £6,700.

As both units are currently below the threshold there may be scope to obtain 100% small business rates relief - further details on request.

## Rent

£25,000 per annum.

## Lease

The subjects are offered on a new lease for a minimum period of 10 years to include a rent review after 5 years - a longer term lease is available.

## Legal Costs

Each party will be responsible for their own legal costs.

## Refurbishment

Work is underway to upgrade the property.

New windows and doors are being fitted whilst the property will be re clad externally and redecorated internally - further details on request.

## VAT

The property is NOT VAT elected, so there will be no VAT charged on the rent.

## Entry

Immediate entry is available.

## EPC

Available on request.

## ANTI MONEY LAUNDERING

In accordance with anti - money laundering regulations 2 forms of identification along with a home address and information to confirm the source of funding will be required from the successful buyer or new tenant.

## Viewing & Further Information

Strictly by prior arrangement. Please contact the sole agent to arrange viewing the property.

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