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TO LET

DALKIN + CO

5 SKIRVING STREET, SHAWLANDS, GLASGOW, G41 3BA

TRADITIONAL SHOP UNIT WITH HIGH CEILINGS

Location

Shawlands is a very popular area with first time buyers and young professionals and is the main focal point for late night food and drinking establishments on the south side. Shawlands is located about 3 miles south of the City Centre and is served by 2 train stations on different lines and also benefits from great accessibility to the road and bus routes in and out of the City Centre.

The property is located on the east side of Skirving Street beside its junction with Kilmarnock Road at Shawlands Cross.

Kilmarnock Road forms the main arterial route linking Shawlands to Glasgow but also the southern suburbs of Giffnock, Newton Mearns and Clarkston.

Kilmarnock Road is the main focal point for commercial units with the likes of SAINSBURYS; ICELAND; GREGGS; RBS; LADBROKES; BOOT; B+M in close vicinity along with a number of the main Banks including RBS; BOS; VIRGIN MONEY nearby. THE GRANARY PUB; CAFÉ STRANGE BREW; THE GEORGIC PUB are also located in the immediate vicinity and show the diverse range of occupiers trading in Shawlands.

Skirving Street is also known to be a popular location with a number of independent retailers and new and established food operators like YOUNGS INTERESTING BOOKS; HONEY TRAP CAKES; RUBY WOO; SPILL THE BEANS and PIATTO.

Description

The subjects comprise a double fronted shop contained in a 3 storey red sandstone tenement surmounted by a pitched and tiled roof. The shop front is protected by external roller shutters.

The shop extends over ground and basement levels with high ceiling on the ground floor and decent head height in the basement which is also suitable for sales or staff/storage.

A disabled toilet is available at ground floor level with a kitchen and staff area is in the basement.

There is a rear exit / fire exit door in the basement area which leads directly into the main close and also directly to the back wall of the tenement and another door giving access to the rear yard area . There is also access to the bin store for the tenement via the basement.

Accommodation

FRONTAGE	18`0 (5.5m) approx.
DEPTH	40`0 (12.2m) approx.
GROUND AREA	700 sqft (65sqm) approx.
BASEMENT	592 sqft (55sqm) approx.
TOTAL FLOOR AREA	1,292 sqft (120 sqm) approx.

Rent

£16,500 per annum

Lease

The subjects are offered on a new lease for a minimum period of 5 years – details on request.

Rateable Value

We understand that the subjects have a current rateable value of £12,500.

The subjects are just above the Small Business Rates Relief Threshold but dependant on the tenant then there may still be a possibility to receive a discount on rates payable - details on request.

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Proposed Layout

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Planning

The subjects have class 1 retail consent but also have consent to be used as a clinic, as per the plans on the details.

A copy of the planning consent is available on request. Other uses like coffee shop will be considered but there is currently no flue attached to the property.

Legal Costs

Both parties will be responsible for their own legal costs.

VAT

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

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.

Entry

Immediate entry is available.

Viewing & Further Information

By prior arrangement with the sole agent.

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Jan 2025

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