



NO VAT  
PAYABLE



## Class 3 Restaurant Premises

1100 Pollokshaws Road, Glasgow, G41 3XA

- **Class 3 Restaurant Premises**
- **Prominent position close to Shawlands Cross**
- **Populated residential location**
- **Frontage to major arterial route with high footfall**
- **Qualifies for 25% business rates relief**
- **Offers over £22,500 per annum**

### Location

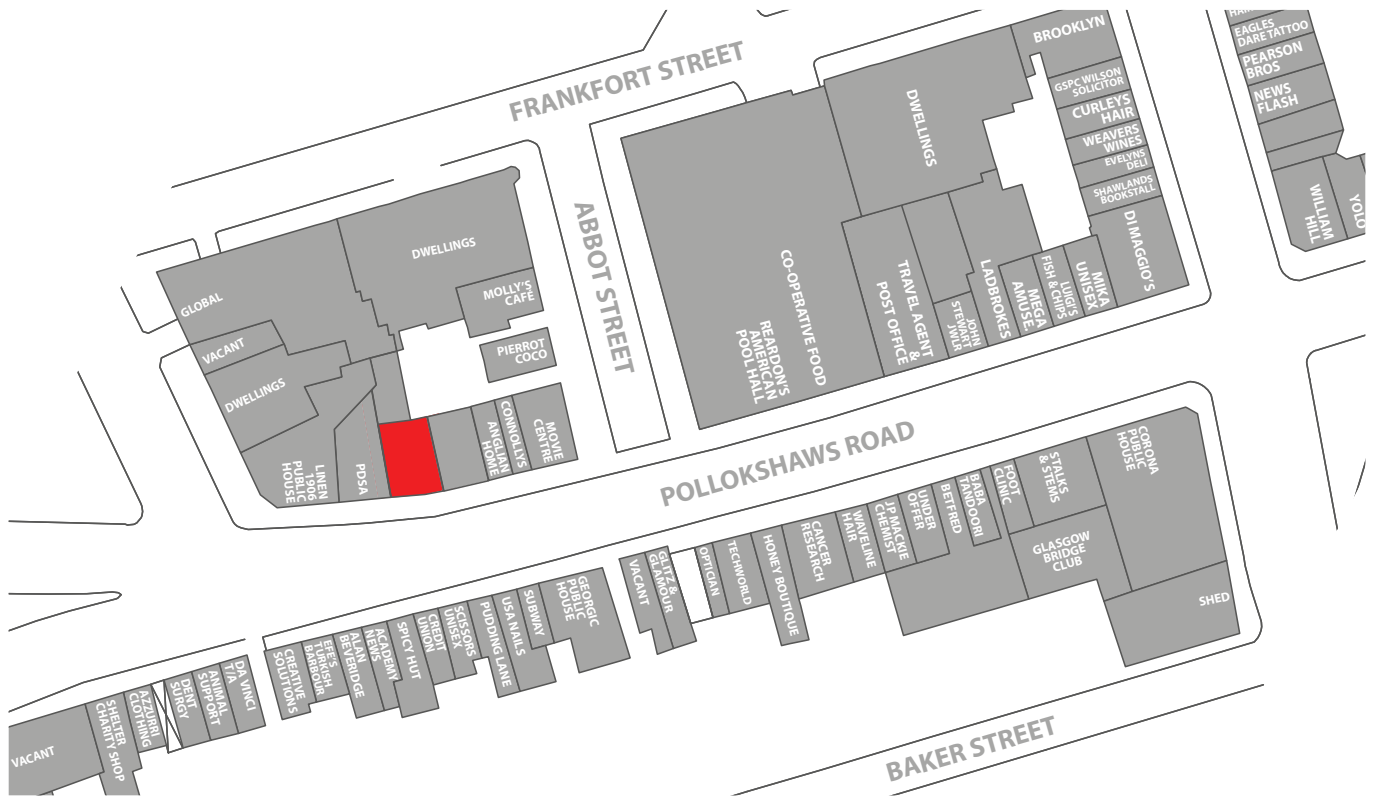
The shop is located on the North West side of Pollokshaws Road, near to the junction of Shawlands Cross. Shawlands is a popular high amenity residential area to the south of the city centre. The immediately surrounding area is predominantly residential with popular retail outlets along Pollokshaws Road and its continuation along Kilmarnock Road, including Shawlands Arcade.

Surrounding occupiers include PDSA, Handsome Jacks Barbers, Soho Hair Salon, Café Strange Brew, Linen 1906 Public House and a Co-op Food store.

### Description

Double frontage shop unit located on the ground floor of 4 storey red sandstone tenement. There is a timber shop front, with a single timber entrance door and granite pilasters and dado.

The premises were granted planning consent as a restaurant in 2018. The premises have been fitted as a restaurant including the extract flue canopy



## Floor Areas

We calculate the premises to have the following net internal area:

73 sq m (786 sq ft)

## Rent / Terms

Offers over £22,500 per annum.

The property is available on the basis of a new full repairing and insuring lease for a period to be agreed.

## Business Rates

Rateable Value	£17,300
Payable 2017/18	£8,304
Applying Discount	£6,228

The occupier may be eligible for the Small Business Bonus Scheme which is set at 25% relief for properties with a combined Rateable Value between £15,001 and £18,000.

## Energy Performance Certificate

A copy of the EPC will be provided upon application.

## VAT

All prices, rents, premiums, etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the incidence of VAT in respect of any transaction.

## Legal Costs

Each party will be responsible for their own legal costs and outlays including VAT incurred.

## Viewing

Marc Erunlu  
marc@lapsleymcmanus.com

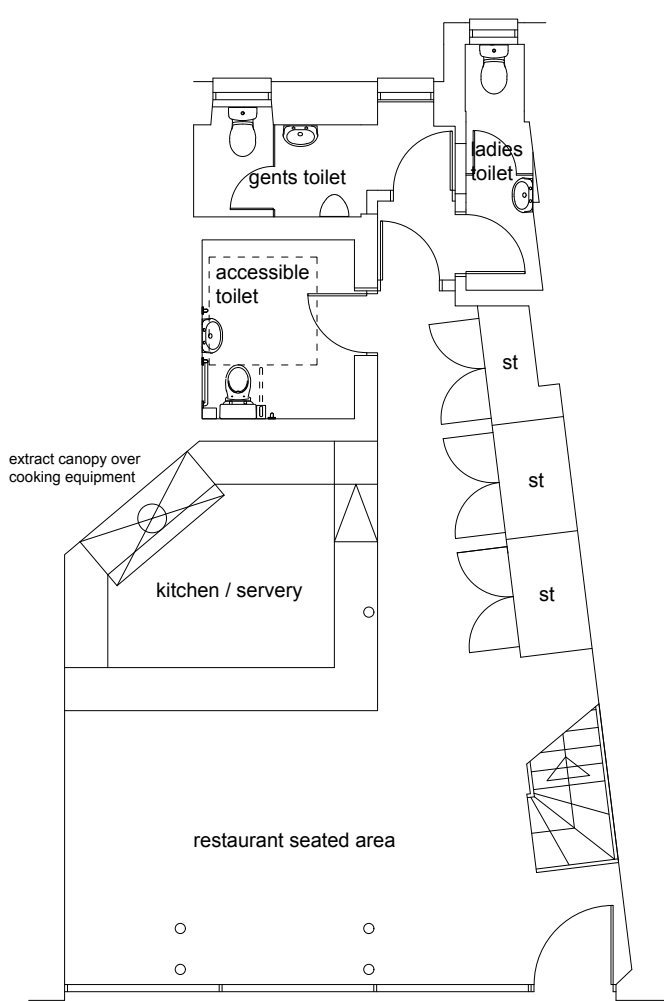
## Lapsley McManus Property Consultants

72 Waterloo Street, Glasgow G2 7DA

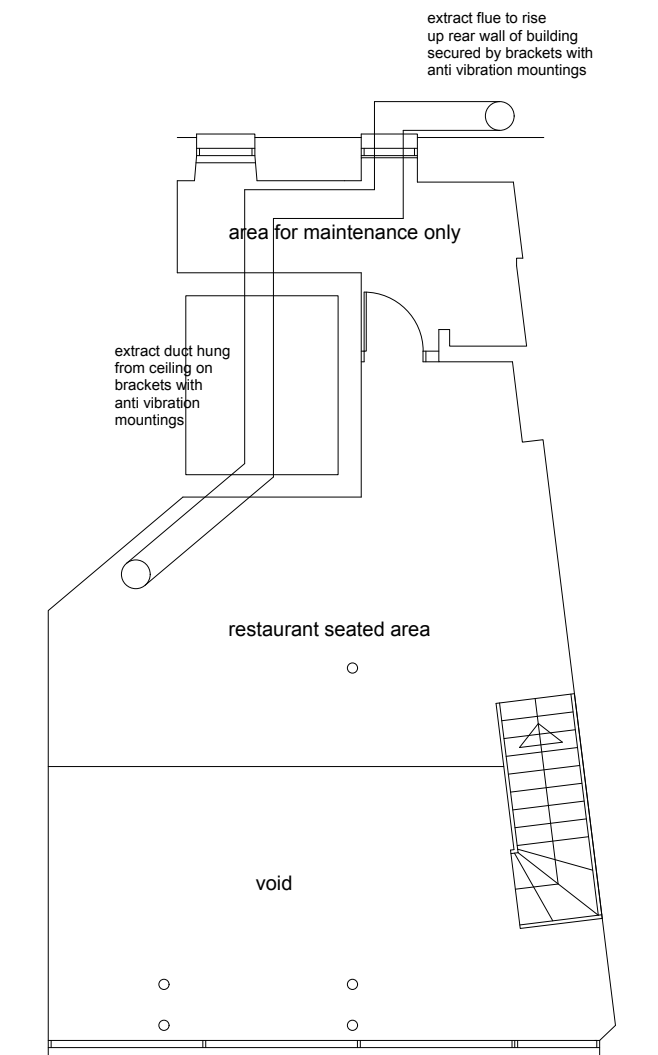
info@lapsleymcmanus.com



## Floor Plans



floor plan as proposed



mezzanine as proposed