



## Refurbished Shop Premises

421 Victoria Road, Glasgow G42 8RW

### Location

The shop located on the east side of Victoria Road between its junction with Allison Street and Queens Drive within a popular local shopping area, and approximately 2 miles to the south of Glasgow city centre.

Occupiers within the immediate vicinity include a mixture of both national and local covenants including Tesco, Farmfoods, Optical Express, Boots Pharmacy and Greggs.

The property is located in close proximity to Queens Park Railway Station and regular bus services operating on Victoria Road. On street pay & display parking is available locally.

### Description

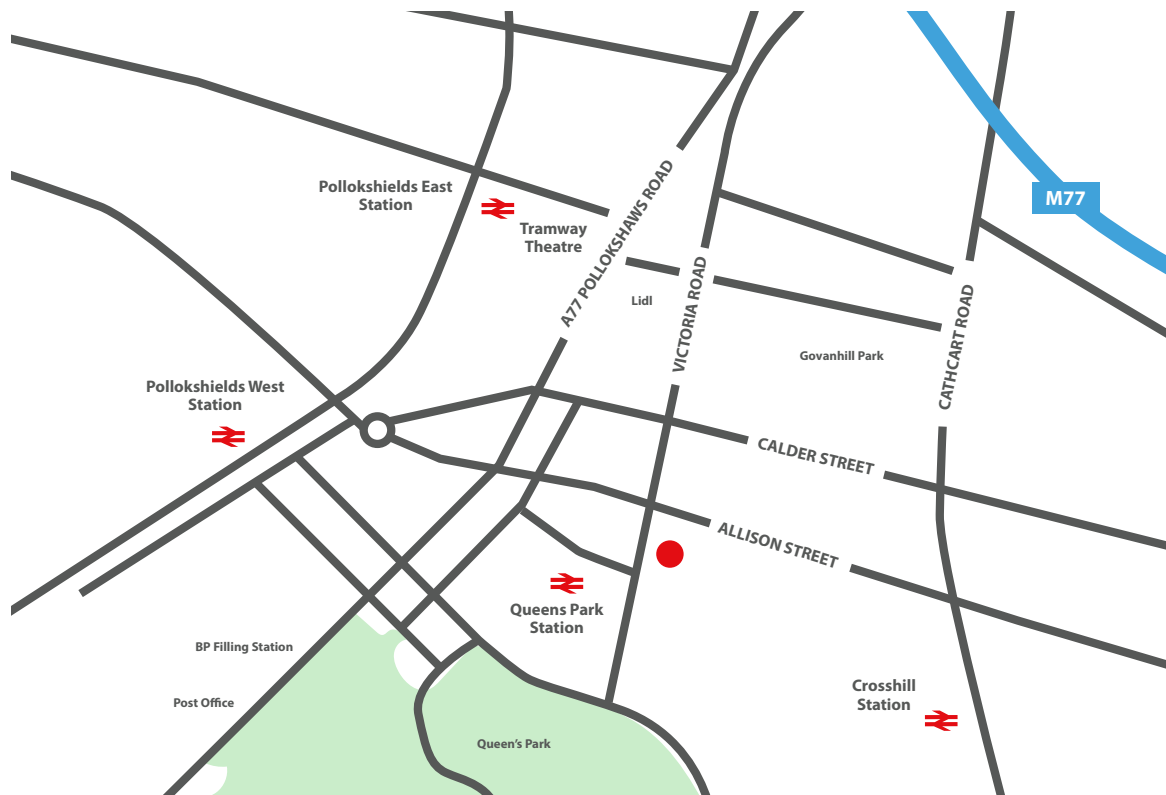
The premises comprise a ground floor retail unit contained within a four storey traditional tenement building.

The property benefits from a modern aluminium framed glazed frontage providing excellent natural daylight. Access can be gained via an aluminium framed pedestrian door set behind a steel roller shutter.

Internally, the premises are currently being refurbished and comprise an open plan sales area with staff, storage and WC facilities to the rear. The refurbishment shall comprise a new floor finish, freshly decorated plaster walls and ceilings throughout, new suspended ceiling tiles within the front section, new LED lighting throughout and a new tea prep and toilet.

### Floor Area

Ground Floor 442 sq ft (41 sq m)



### Rent

£10,000 per annum. There is no VAT payable on the rent.

The lease shall be on full repairing and insuring terms for a period to be agreed.

### Business Rates

RV	£10,000
Payable	c. £4,900

At this level the shop qualifies for 100% rates relief, for further information please contact the Director of Finance at Glasgow City Council.

### Common Charges

The tenant shall be responsible for meeting any common charges allocated to the premises for the maintenance of the tenement.

### EPC

A copy of the Energy Performance Certificate can be provided to interested parties upon request.

### Legal Costs

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

### Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

### Viewing

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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. August 2020.