



NO VAT ON RENT



## Retail Premises with Class 2 Consent

17 Minard Road, Shawlands, Glasgow G41 2HR

- **Recently refurbished**
- **Popular southside location close to junction with Pollokshaws Road**
- **Excellent mix of local retailers**
- **No VAT on rent**
- **Rent - £15,000 pa**
- **Benefits from Class 2 (Office) consent**
- **597 sq ft (55.48 sq m)**

### Location

The subjects are located in the heart of Shawlands on the southside of Minard Road close to its junction with Pollokshaws Road approximately 2.5 miles south of Glasgow city centre.

Minard Road is a busy arterial route with high volumes of passing traffic that connects with Kilmarnock Road, Langside Avenue and Pollokshaws Road which lead to popular areas of the southside including Battlefield, Langside, Strathbungo, Newlands and Pollokshields. The shop serves a densely populated residential area and surrounding occupiers include Brooklyn Café, No. 9 Delicatessen, Curleys Barbers, Tantrum Doughnuts, Shawlands Laundry, Silk Road Deli, Wing Rush takeaway, Eagles Dare Tattoo, Piada Italian Street Food and AFTRS Ice Cream & Desserts

Excellent access to public transport links are provided with numerous bus services operating on Pollokshaws Road whilst Crossmyloof Railway Station is located a 5 minute walk where direct services to Glasgow Central are provided. Free on street parking is provided to the front of the property as well as the surrounding streets.



## Description

The property comprises a refurbished ground floor shop within a 4 storey red sandstone tenement. The premises benefit from a double fronted shop unit set behind security roller shutters, with a centrally positioned entrance door. Internally the premises are arranged as a large open plan office/retail space to the front, with a private office/meeting room to the rear along with a toilet. The refurbishment has included a new carpet floor finish, redecorated plaster walls and there is a suspended ceiling throughout with integrated LED light fittings.

## Floor Area

Net Internal Area: 597 sq ft (55.48 sq m)

## Rent / Terms

The premises are available by way of a Full Repairing and Insuring lease at a rent of £15,000 per annum.

## Business Rates

RV: £12,700  
Payable: c. £6,225

## Legal Costs

Each party to bear their own legal costs and outlays including VAT incurred.

## Energy Performance Certificate

Available upon request.

## Common Charges

The tenant shall meet the premises share of the common/factoring charges payable for the maintenance of the common parts, together with the buildings insurance premium.

## VAT

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

Marc Erunlu  
marc@lapsleymcmanus.com

Lapsley McManus Property Consultants  
72 Waterloo Street, Glasgow G2 7DA

info@lapsleymcmanus.com

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, October 2022.