



NO VAT /  
100% RATES RELIEF



## Retail Unit

42 Skirving Street, Shawlands, Glasgow G41 3AJ

### Location

The property is situated on the south side of Skirving Street close to its junction with Deanston Drive within the Shawlands area of Glasgow, approximately 2 miles to the south of the City Centre. The shop serves a densely populated residential area and surrounding occupiers include R N Stevens Tailoring, DDG Hair, Yaar Indian Cooking, Sorella Hair and Bejouled Jewellers.

The subjects are located close to Kilmarnock Road/ Pollokshaws Road, the main retailing and leisure provisions within the Shawlands area.

Kilmarnock Road is part of an important arterial route (the A77) linking the City Centre to the south side of Glasgow and on towards Kilmarnock, Ayr and Irvine. Pollokshaws East train station is a short walk from the subjects and regular bus services operate along Kilmarnock Road. On street car parking is available in the immediate vicinity.

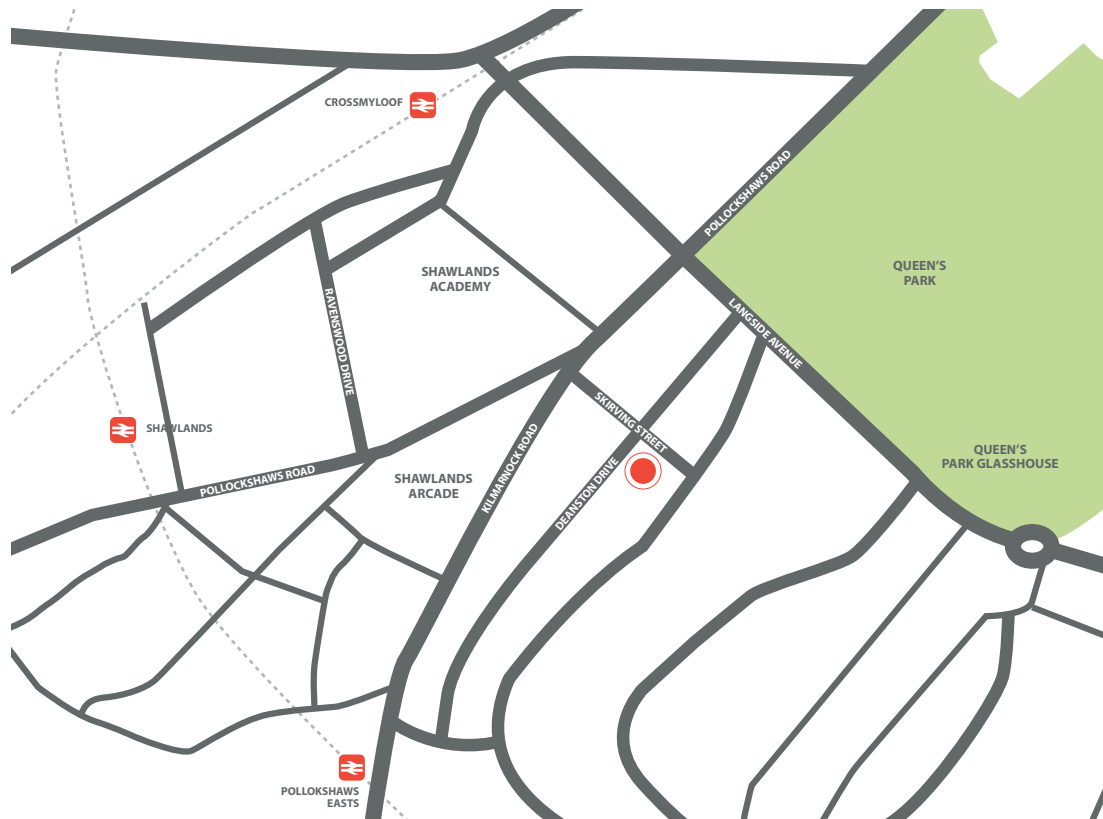
### Description

The subjects comprise a ground floor shop unit within a four storey blonde sandstone tenement. Internally, the subjects are arranged over ground and basement floors. The ground floor comprises a front retail/sales area with storage and WC to the rear. A mezzanine office is accessed from the rear of the retail/sales area, as is the basement which provides storage accommodation.

### Floor Areas

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

Ground Floor	246 sq ft	(22.85 sq m)
Mezzanine	60 sq ft	(5.59 sq m)
Basement	171 sq ft	(15.92 sq m)
<b>Total</b>	<b>477 sq ft</b>	<b>(44.36 sq m)</b>



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## Rent

£5,200 per annum. No VAT is payable on the rent.

## Lease

The premises are available on a full repairing and insuring lease for a term to be agreed.

## Rateable Value

RV	£3,500
Payable	£1,680

Where the Rateable Value of a property is less than £15,000, it may be eligible for the Small Business Bonus Scheme. This means it would be eligible for 100% relief. Details for this allowance can be obtained from the Director of Finance at Glasgow City Council.

## Entry

By arrangement.

## Energy Performance Certificate

Available upon request.

## Legal Costs

The tenant will be responsible for meeting the Landlords reasonable legal costs associated with preparing the lease.

## VAT

VAT is not applicable.

## Viewing

**Marc Erunlu**  
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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. June 2018.