

# LEASE FOR SALE PROMINENT RETAIL UNIT CLASS 2 CONSENT



150 ALLISON STREET  
GLASGOW

SMITH COLE  
WRIGHT

0141 226 4061

# 150 ALLISON STREET, GLASGOW

## LOCATION

The shop is located within Govanhill towards the south of Glasgow city centre. It occupies a position north-side of Allison Street, close to its junction with Victoria Road.

Surrounding buildings are of a tenemental nature with ground floor retail units with flats above. The area is diverse in nature and caters for the local population with many retailers providing European and international goods.

Nearby occupiers include The Country Shop butcher, Greggs, Western Union and JSA Jewellers.

## DESCRIPTION

The subjects comprise a ground floor brick built shop unit under a pitched, timber and tiled roof.

The property provides ground floor sales with male and female toilets and staff accommodation.

Approximate floor areas and dimensions are as follows:

Gross Frontage	36' 2"	(11.02m)
Net Frontage	33' 8"	(10.27m)
Ground Floor Sales	1,185 sq ft	(110.09 sq m)

## LEASE TERMS

The property is held on a full repairing and insuring lease until 10th November 2030 with a tenant break option as at 10th November 2022.

## TERMS

Our clients are seeking offers for the benefit of the leasehold interest.

## RENT

The passing rent is £20,000 per annum exclusive of VAT.

## RATING

We are verbally informed by the Local Authority that the property has been assessed for rates as follows:

RV:	£20,500
UBR:	£0.48p

## EPC RATING

Full documentation is available on request.

## VAT

All figures quoted are exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs, the incoming tenant responsible for Land and Buildings Transaction Tax, registration dues and VAT incurred thereon.

## VIEWING & FURTHER INFORMATION

Strictly through the sole letting agents:

## SMITH COLE WRIGHT

77 St Vincent Street

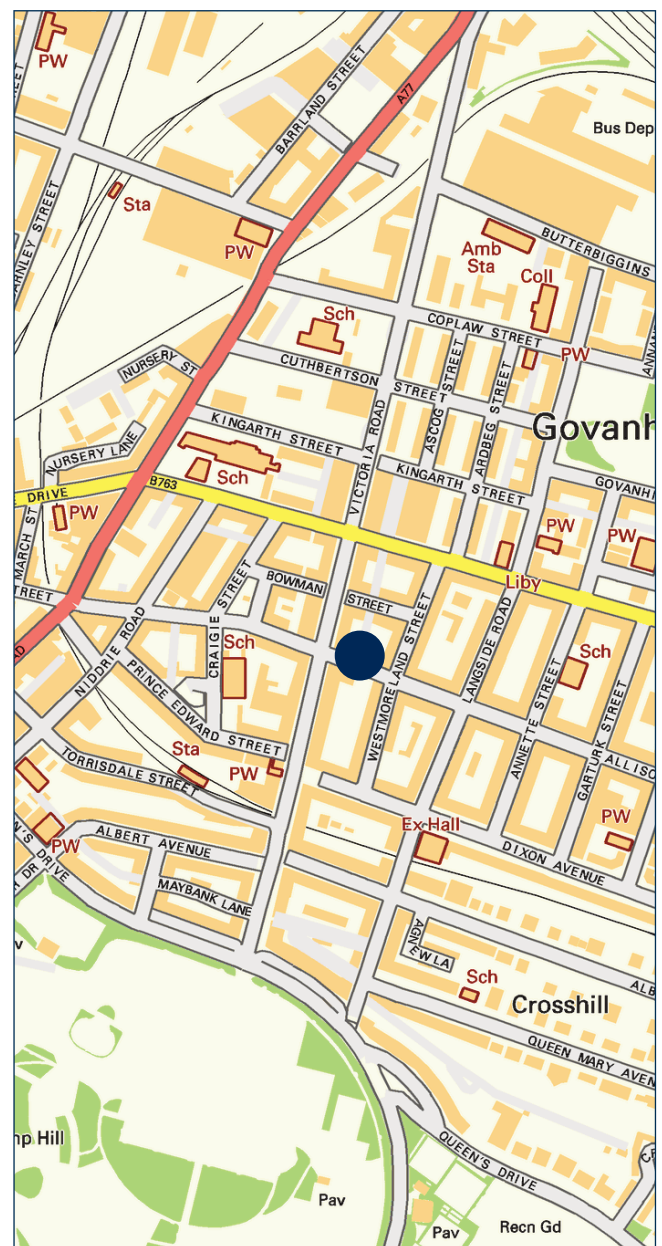
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## NOTICE:

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DATE OF PREPARATION: Nov 2019