

**Retail Unit To Let**  
**873 sq ft**  
**14 Possil Road, Glasgow, G4 9SY**



**LOCATION**

Glasgow is Scotland's largest city with a population of around 600,000 and an estimated shopping catchment in excess of 2 million. The property is located on the east side of Possil Road, between the junctions of St George's Road and Garscube Road, on a busy main road, approximately 1 mile north of Glasgow City Centre. It is a main arterial route leading from the city centre to Maryhill, Bearsden and Milngavie.

It has excellent local public transport connections, with many buses passing nearby and is in walking distance to the City Centre.

The shop is located within an established parade of shops and offices with local occupiers including a car wash, grocery store, Tower Bar, Rockvilla Pizza, Betfred and Griphouse gym.

<b>DESCRIPTION</b>	<p>Set in a four storey building, the property has a traditional shop frontage, which incorporates windows and a centrally positioned doorway, all of which is protected by metal security shuttering.</p> <p>Situated on the ground floor, internally the layout comprises a main sales area with a two partitioned treatment rooms. To the rear there is a staff toilet, shower and tea prep aea. The shop was previously used as a hairdresser and beauty salon.</p>						
<b>AREA</b>	<p>We calculate the net internal area of the property as:</p> <table> <tr> <td>Ground floor:</td><td>81.1 sq m (873 sq. ft)</td></tr> <tr> <td>Gross frontage:</td><td>6.8m (22' 4")</td></tr> <tr> <td>Net frontage:</td><td>5.4m (17' 9")</td></tr> </table>	Ground floor:	81.1 sq m (873 sq. ft)	Gross frontage:	6.8m (22' 4")	Net frontage:	5.4m (17' 9")
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<b>RATEABLE VALUE</b>	<p>We understand that the subjects are currently entered in the 2023 Valuation Roll with a rateable value of £9,500. Small businesses currently benefit from 100% rates relief from the Scottish Government so no rates would be payable.</p>						
<b>LEASE TERMS</b>	<p>The premises are available on a new full repairing and insuring lease. The premises are not currently VAT registered.</p>						
<b>RENT</b>	<p>£15,000 per annum exclusive of VAT, payable quarterly in advance. Incentives available.</p>						
<b>LEGAL TERMS</b>	<p>Each party will be responsible for their own legal costs. The ingoing tenant will be responsible for any Land and Building Transaction Tax and any VAT incurred thereon.</p>						
<b>PLANNING</b>	<p>We understand the premises currently benefits from Class 1 retail. Interested parties are advised to make their own enquiries directly with the local Planning Department.</p>						
<b>VAT</b>	<p>All figures on these terms are exclusive of VAT where chargeable.</p>						
<b>DATE OF ENTRY</b>	<p>By agreement.</p>						
<b>VIEWING</b>	<p>Viewing is strictly by appointment through Douglas Dickson Property Management Ltd on 0141 221 1827 or Email: <a href="mailto:info@douglasdickson.co.uk">info@douglasdickson.co.uk</a>.</p>						

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