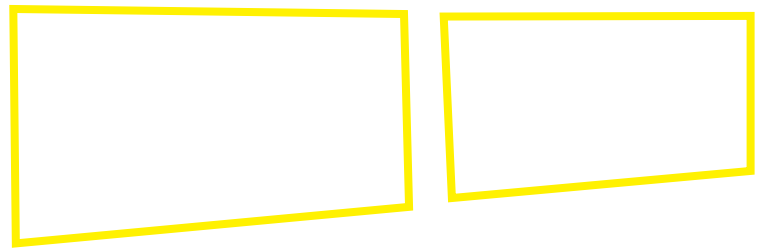


2 SHOPS TO LET



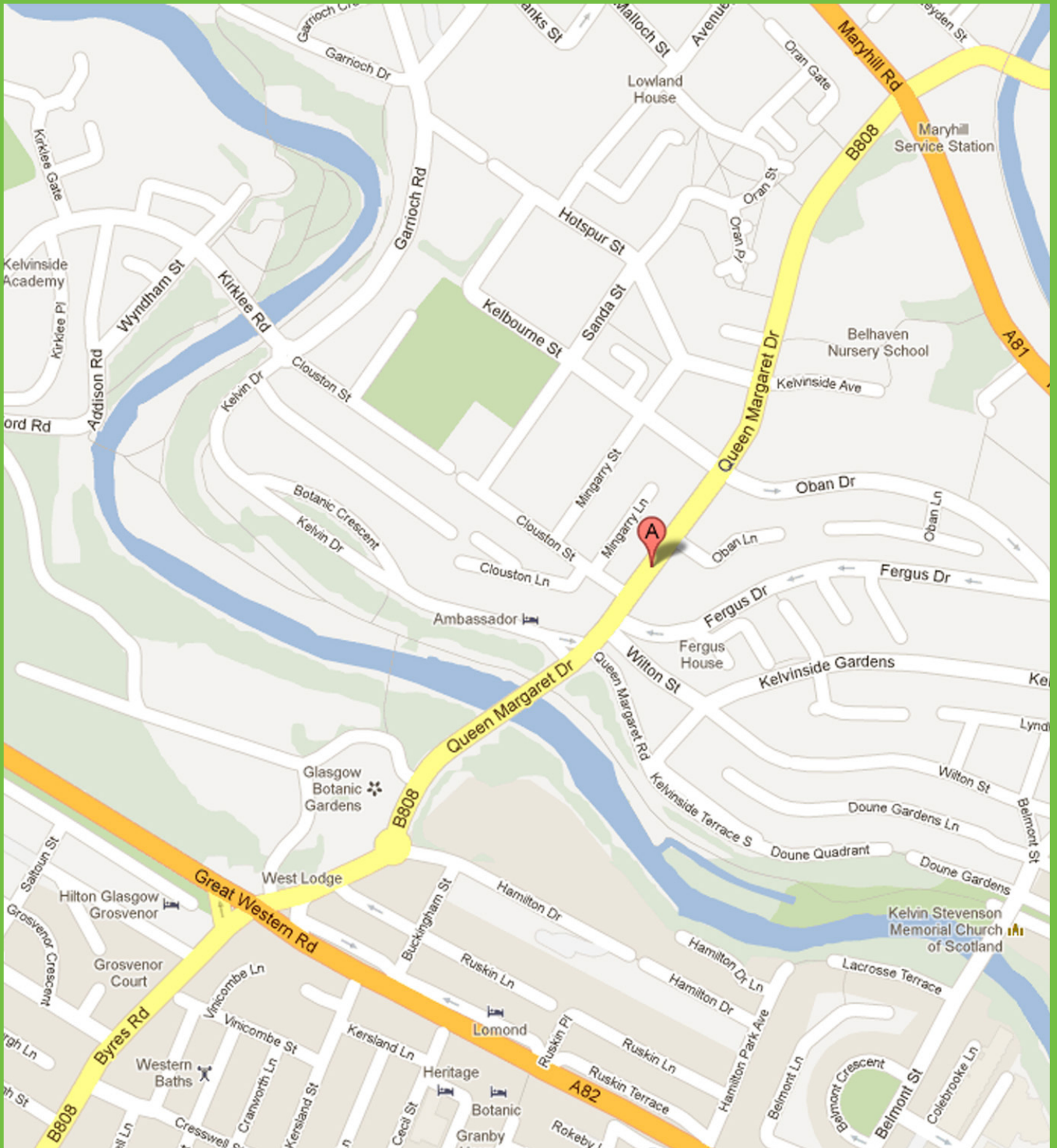
The properties comprise 2 of a 3 new shop development at the ground level of a recently completed block of 33 apartments. They offer clear retail space with frontages installed as are flues in both units to roof level.

Griffin

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CHARTERED SURVEYORS

160 Queen Margaret Drive, Glasgow (Adjacent to Tesco Express)

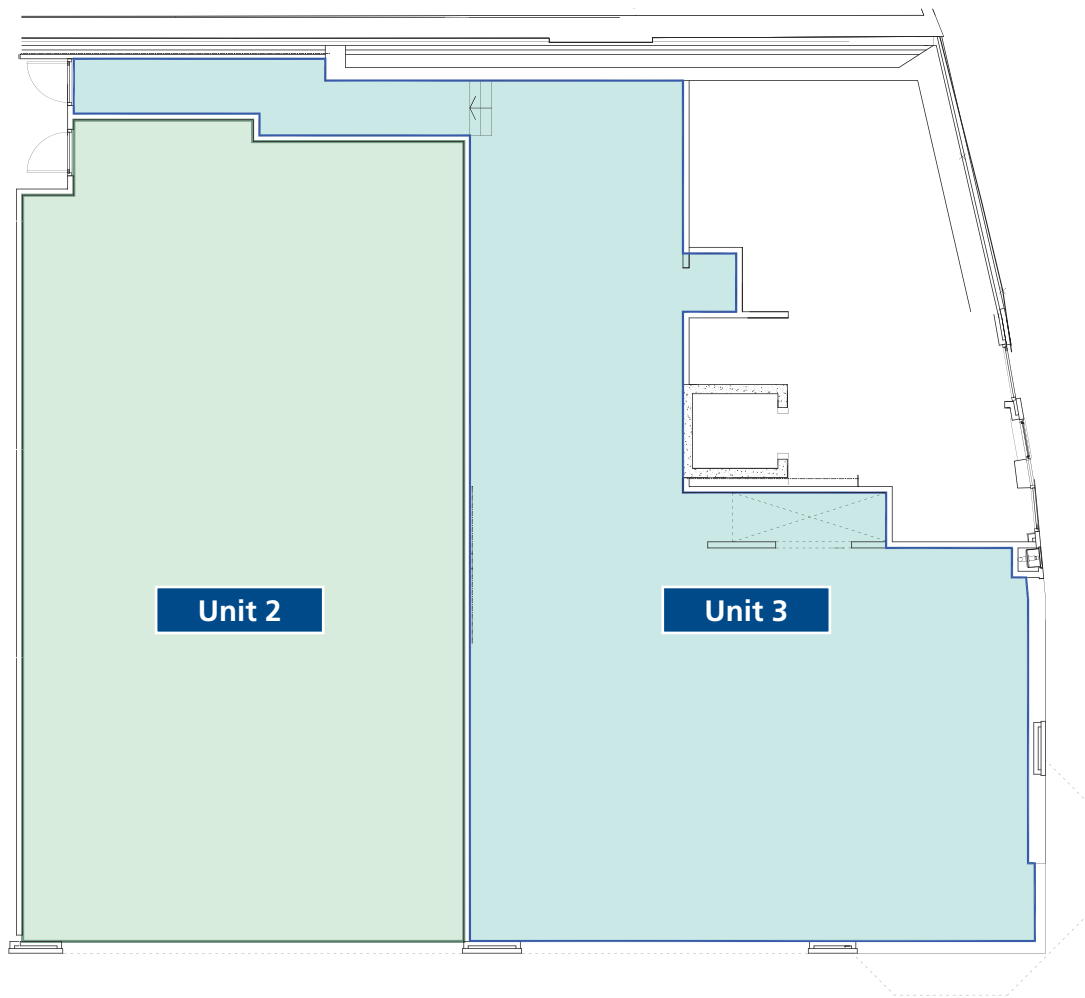


LOCATION

The properties are located on Queen Margaret Drive, in the west end of Glasgow. Queen Margaret Drive runs north of Byres Road between Great Western Road, at the Botanic Gardens and Maryhill Road. These are the two busiest arterial routes to the west and north west of Glasgow City Centre.

In addition to numerous local retailers Premier Convenience and Boots are nearby with Tesco Express adjacent.

160 Queen Margaret Drive, Glasgow (Adjacent to Tesco Express)



DIMENSIONS AND AREAS

Unit 2

Frontage 10.2m ; 32 ft 10ins
Depth 18.26 m ; 60 ft
Floor Area 181 sq m ; 1950 sq ft

Unit 3

Frontage 12.65m ; 41 ft 5 ins
Depth 19.64m ; 64 ft 5 ins 0ins
Floor Area 169 sq m ; 1822 sq ft

TERMS

The premises are offered on flexible lease lengths at rentals in excess of £25,000 per annum.

DESCRIPTION

The properties comprise 2 of a 3 new shop development at the ground level of a recently completed block of 33 apartments. They offer clear retail space with frontages installed as are flues in both units to roof level.

RATING

The subjects are not yet assessed for rating purposes but we anticipate rates payable for both units to be in the region of £10,000 to £12,000 per annum.

PLANNING

Consent for Classes 1, 2 and 3 will almost certainly be granted and with built-in flues the premises are ideal for restaurant purposes.

FURTHER INFORMATION AND VIEWING

Contact: David Griffin: 0141-248 7808
david@griffinwebster.co.uk
www.griffinwebstersurveyors.co.uk

Scan the QR code to go directly to our website for more information



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CHARTERED SURVEYORS