



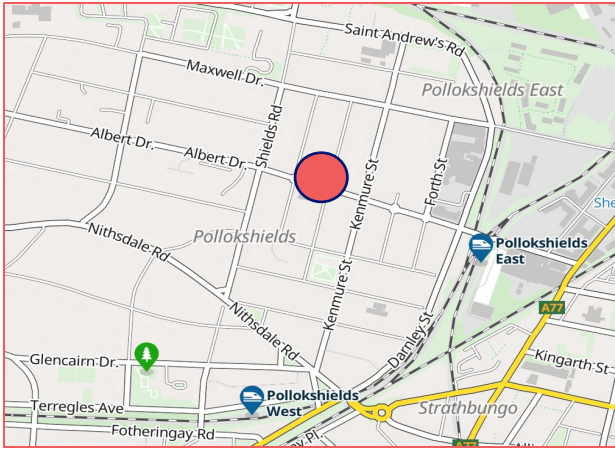
**TO LET / FOR SALE**  
**PROMINENT RETAIL / OFFICE PREMISES**

**1,244 SQ FT**

**221 ALBERT DRIVE, POLLOKSHIELDS, GLASGOW, G41 2NB**

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- Located in the popular Pollokshields area of Glasgow's South Side
- Highly prominent corner position
- No VAT
- On-street parking provided
- Nearby occupiers include Bank of Scotland, Pollokshields Medical Centre, Ataa Jewellers, Nafees Bakery



## LOCATION

- The subjects are located within the popular Pollokshields area of Glasgow's south side just 1.5 miles south of Glasgow City Centre
- More specifically the subjects are situated on the the south side of Albert Drive at its corner with Kerr Street
- On-street parking provided
- Pollokshields East Railway Station is a 5-minute walk east whilst numerous bus services operate on Albert Drive
- Nearby occupiers include Bank of Scotland, Pollokshields Medical Centre, Ataa Jewellers, Nafees Bakery

## DESCRIPTION

- Highly prominent double-fronted corner retail premises with return frontage forming part of a larger tenement building
- Externally the subjects benefit from a series of display windows all protected by electrically operated security shutters
- Internally provides well-presented bright open plan accommodation to the front
- Storage accommodation is found to the rear complete with male, female WC's and a kitchen tea-prep
- Mains supply to gas, electricity and water are provided

## ACCOMMODATION

NIA - 115.57 SQ M / 1,244 SQ FT

## BUSINESS RATES

RV £20,500

## EPC

Available on request.

## ASKING TERMS

The subjects are available on the basis of a new FRI lease at a rent of **£18,000 per annum**

**Offers over £320,000** are invited for our client's heritable interest with the benefit of vacant possession.

No VAT.

## VIEWING & FURTHER INFORMATION

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