

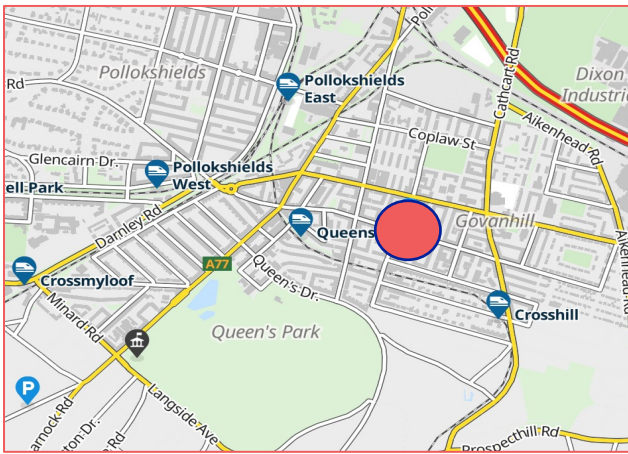


## FOR SALE – 2 x VACANT RETAIL UNITS

**1,130 SQ FT**

**211/ 213 & 217 ALLISON STREET  
GOVANHILL, GLASGOW, G42 8RU**

- Excellent owner-occupier / investment opportunity for onward letting
- Located within the busy and popular Govanhill area of Glasgow's south side
- Situated between Victoria Road and Cathcart Road
- Eligible for 100% rates relief
- No VAT on purchase price
- Neighbouring occupiers include Glasgow Sweet Centre, Special Eyes Opticians, Shinwari Restaurant / Takeaway



## LOCATION

Located within the popular Govanhill area of Glasgow's South Side just 1.5 miles south of the city centre.

More specifically the subjects are situated on the north side of Allison Street between its junctions with Langside Road and Annette Street.

Allison Street is a busy through road connecting Victoria Road with Cathcart Road.

Free on-street parking is provided to the front.

Regular bus services are found nearby on Victoria Road and Cathcart Road.

Queens Park Railway Station is situated a short walk west.

## DESCRIPTION

### 211 / 213 Allison Street

Double fronted ground floor retail premises with electrically operated roller shutters.

Internally provides open-plan accommodation to the front with storage space to the rear complete with WC.

### 217 Allison Street

Single fronted retail unit with manually operated roller shutters.

Internally provides open-plan accommodation to the front with storage and WC to the rear.

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## ACCOMMODATION

NIA	SQ M	SQ FT
211/213	70.44	758
217	34.51	371
<b>Total</b>	<b>104.95</b>	<b>1,130</b>

## BUSINESS RATES .

211/213 Allison Street	£8,700
217 Allison Street	TBC

Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

## EPC

Available on request.

## ASKING TERMS

**Offers over £100,000** are invited for our clients heritable interest in the both shops with the benefit of vacant possession.

## VIEWING & FURTHER INFORMATION

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