

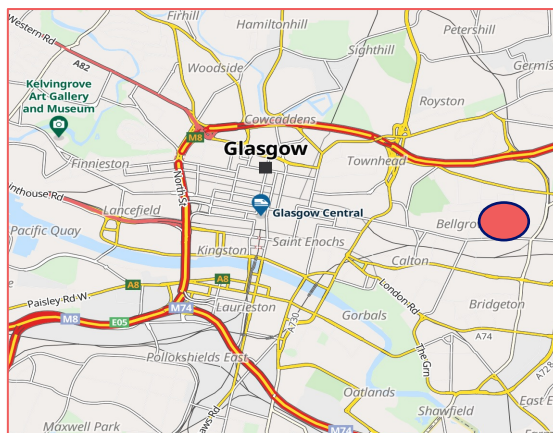
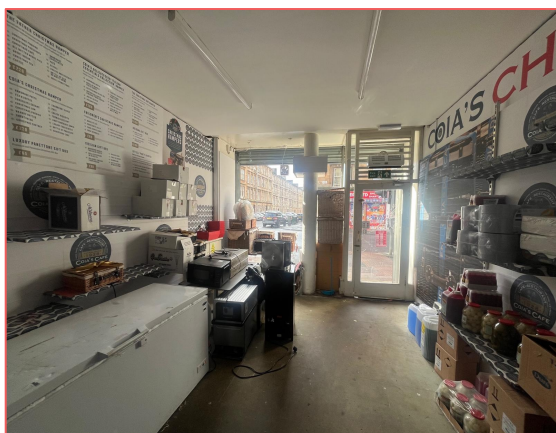


TO LET RETAIL / OFFICE PREMISES

416 SQ FT

489 DUKE STREET, DENNISTOUN, GLASGOW, G31 1DL

- Located within the popular Dennistoun area of Glasgow's East End
- Highly prominent unit on prime section of Duke Street
- Available for immediate occupation
- Can be used for retail / office
- Eligible for 100% rates relief under the Small Business Bonus Scheme
- Next to Coia's, H&T Pawnbrokers, Loveable Rogue, Palais Bar, Zennor, Loveable Rogue and Franks Pizza
- **Offers over £12,000 per annum**



LOCATION

The subjects are located within the popular Dennistoun area of Glasgow's East End just 1 mile east of Glasgow City Centre.

More specifically the subject property commands a prominent position on the north side of Duke Street by its junction with Whitehill Street within its prime section.

Neighbouring occupiers include Coia's, H&T Pawnbrokers, Loveable Rogue, Palais Bar, Zennor, Loveable Rogue and Franks Pizza. The subjects are situated close to the soon to complete 252-unit residential development of the former Glasgow Meat Market.

On-street parking is provided on Duke Street as well as the surrounding streets. Regular bus services operate on Duke Street whilst Duke Street Railway Station is 5 minute walk east.

DESCRIPTION

Mid-terraced ground floor retail / office premises forming part of a larger tenement building.

Externally provides single shopfront with pedestrian door protected by electric shutter.

Internally the accommodation is well fitted providing open-plan accommodation to the front complete with WC to the rear.

ACCOMMODATION

NIA 38.72 sq m / 416 sq ft

BUSINESS RATES

RV £7.600

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

PLANNING

Class 1 A

EPC

Available on request

ASKING TERMS

The subjects are available by way of a new FRI lease with offers over **£12,000 per annum. No VAT.**

VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059

info@gmbrown.co.uk

G·M·BROWN

0141 212 0059
WWW.GMBROWN.CO.UK