

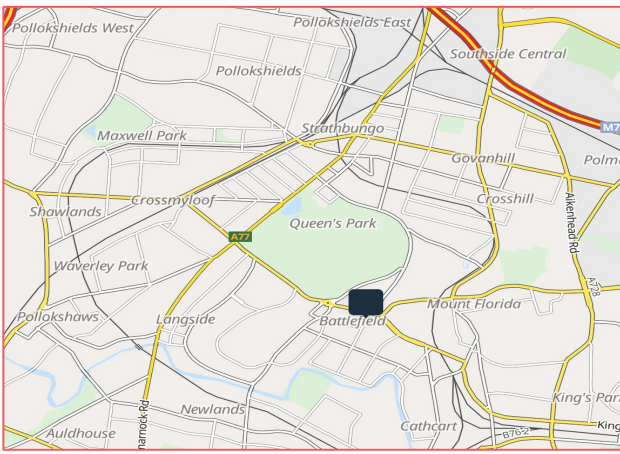


TO LET – RETAIL / OFFICE SPACE

1,299 SQ FT

41 SINCLAIR DRIVE, BATTLEFIELD ROAD , G42 9QF

- Attractive Class 1A premises
- Arranged over ground floor & basement
- Located within the popular Battlefield of Glasgow's South Side
- Situated close to "The Victoria" residential development, providing over 400 new homes
- New FRI lease available
- Eligible for 100% rates relief under Small Business Bonus Scheme



LOCATION

The subjects are located within the popular Battlefield area of Glasgow's south side just 2.5 miles south of Glasgow City Centre.

More specifically the subjects are situated on the east side of Sinclair Drive between its junctions with Battlefield Road and Overdale Street.

Close proximity to "The Victoria" residential development, providing over 400 new home as well as Langside College

Excellent access to public transport links are provided with Mount Florida Railway Station nearby whilst regular bus services operate on Sinclair Drive. Free on-street parking provided.

Nearby occupiers include French Monkey Coffee Shop, Big Bear Bakery, Battlefield Library, Maral Dress Shop and The Glasgow Guitar Studio.

DESCRIPTION

Double-fronted retail / office premises arranged over ground floor and basement.

Externally the subjects benefit from a central pedestrian door with two large display windows on either side all protected by manually operated security shutters.

Internally the subjects provide open-plan accommodation to the front with storage, tea-prep and WC to the rear and benefit from attractive original features.

A single staircase to the rear provides access to the basement that offers excellent storage space.

ACCOMMODATION

	sq m	sq ft
Ground	55.96	602
Basement	64.78	697
Total	120.74	1,299

BUSINESS RATES

RV £8,700

Some occupiers may be eligible for 100% rates relief.

PLANNING

Class 1A

EPC

Available on request.

ASKING TERMS

The subjects are available on the basis of a new FRI lease at a rent of **£12,000 per annum. NO VAT**

VIEWING & FURTHER INFORMATION

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