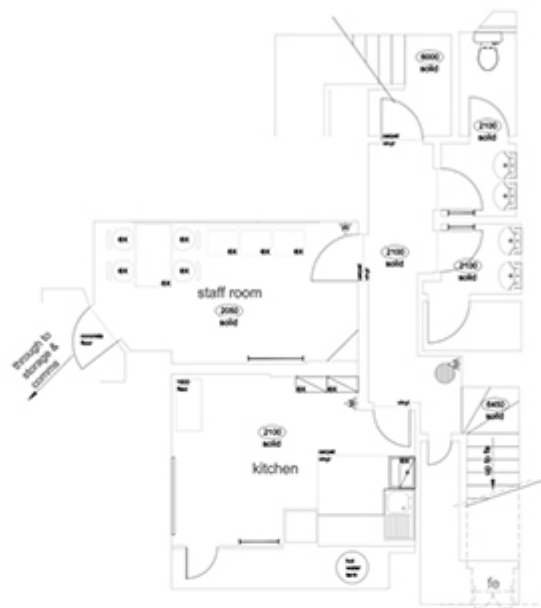


424 DUKE STREET, GLASGOW, G31 1PX



PRIME CORNER UNIT WITH HOT FOOD POTENTIAL



- Rarely Available Freehold Location
- Corner Location
- Ground & Basement
- 2,812sq ft
- Hot Food Consent Potential
- £35,000per annum

LOCATION

The subjects are located on the south side of Duke Street at its junction with Whitevale Street in the Dennistoun area of Glasgow, some 2 miles east of the city centre.

This area is primarily residential in nature however Duke Street is one of the main arterial routes linking the large suburban population of the east end with direct access to the city centre.

Nearby traders include Boots; Subway; Paddy Power and many others.

PROPERTY

The property comprises a substantial corner commercial unit set within a larger traditional tenement style building of sandstone construction.

The property offers a unique return frontage with access gained via twin entrances at the front elevation, with the main entrance leading to a grand banking hall, fitted out to a high standard by the former tenant with partitions created to form private meeting rooms, staff room, offices and store with further storage and staff facilities situated in the basement, accessed at the rear of the demise via a single staircase.

The unit currently holds Class 2 consent under the Town and Country Planning Act (1997) however would lend itself to hot food use (subject to planning)

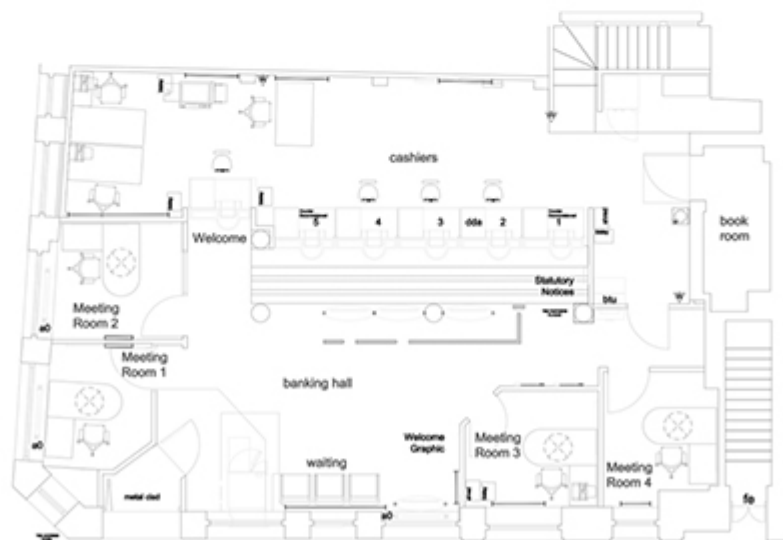
AREA

The property has been measured on a net internal area basis and calculated to extend to the following floor area;

Ground: 144.96sqm (1,560sq ft)

Bsm: 116.32sqm (1,252sq ft)

Total: 261.28sqm (2,812sq ft)





NAV/RV

The property has been assessed and entered onto the valuation roll with the following NAV/RV; £22,250

The property qualifies for a rates discount under the small business bonus scheme, any occupier will be able to appeal the rates calculation within 3 months of taking entry.

RENT

The property is available on a new full repairing and insuring head lease for £35,000per annum

V.A.T.

Figures quoted are exclusive of V.A.T.

E.P.C.

A copy of the E.P.C. will be made available for any interested party

VIEWING

By appointment only, alternatively virtual viewings can be booked.

LEGAL

Each party shall bear their own legal costs incurred in the transaction

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



Jas Aujla
Will Rennie

TSA Property Consultants
162 Buchanan Street
Glasgow G2 6LL



PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.