

292-294 MAXWELL ROAD, GLASGOW, G41 1PJ



VERY BUSY LOCATION



- Rarely Available
- Ground & Bsm
- 1,757sq ft
- Rates Exempt
- No V.A.T
- Rent : £15,000 per annum

#### LOCATION

The property is situated on the north side of Maxwell Road close to its junction with Keir Street within the Pollokshields suburb of Glasgow.

The area is densely populated with a mixture of flatted dwellings and traditional Victorian era stone villas. There are a variety of local commercial operators in close proximity with United Wholesale Cash & Carry nearby along with Cafe Serena, Pollokshields Pharmacy, Pepe's Peri Peri and Glendale Primary School.

#### PROPERTY

The property forms the ground floor of a larger 4 storey traditional sandstone tenemental mixed use development surmounted by a pitched roof.

The property offers multiple display windows and single access door, all secured by way of aluminium roller shutters. Internally the property is presented in an open plan layout with floors overlaid in laminated timber with lighting provided by way of recessed fluorescent strips and spots. Partitions have been erected to the rear to provide store room, staff tea prep and w.c facilities.

The property benefits from a basement, which was not inspected however is accessed via a hatch in the floor with timber staircase providing further storage.

#### AREA

The internal floor area is as follows

Ground: 99.69sqm (1,073sq.ft)

Bsm: 63.51sqm (684sq ft)

**Total: 163.20sqm (1,757sq ft)**

#### NAV/RV

The property has been assessed and entered onto the valuation roll with the following NAV/RV

£11,800

#### RENT

The property is available on a new full repairing and insuring head lease for £15,000per annum





#### V.A.T

Figures quoted exclusive of V.A.T. further information available on request

#### VIEWING

By appointment

#### E.P.C.

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

#### TITLE

Available on request

#### ANTI-MONEY LAUNDERING

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



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