

TO LET  
LICENSED SHOP  
7 SKIRVING STREET  
GLASGOW  
G41 3AB



**LOCATION:** The unit is located in the affluent town of Shawlands on the north side of trendy Skirving Street.

**ACCOMMODATION:** The unit comprises a ground and basement retail unit.  
Approximate areas:

Ground: 667 sqft (61.9 sqm)  
Basement: 592 sqft (55.01 sqm)

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- LEASE TERMS: The property is offered on a normal Full Repairing and Insuring lease for a negotiable term incorporating rent review.
- RENT: £22,000.00 per annum exclusive of VAT.
- RATEABLE VALUE: £11,000.00
- EPC: On Request.
- LEGAL COSTS: Each party to bear their own costs. The ingoing tenant to be responsible for registration dues, LBTT etc.
- VAT: All terms are quoted net of VAT.
- LICENCE: The property currently has a valid liquor license.
- VIEWING: Alan Stewart of Breck Property Consultants.