

581 DUKE STREET GLASGOW G31 1PY



WELL PRESENTED



- Ground Floor Retail
- 1001sq ft
- Class 1/2 Consent
- Very Busy Location
- Lease Incentives Available
- Rent: £15,000p.a.

LOCATION

The property is situated on the north side of Duke Street, close to its junction with Armadale St on a busy thriving thoroughfare of Glasgow's east end.

Duke Street is located 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; Duke St BBQ and many others.

PROPERTY

The property comprises a ground floor of a mid terraced commercial property within a larger 4 storey tenemental development surmounted by a pitched roof. Offering dual display windows with single access door.

Internally the property is presented in an open plan layout with partitions erected to the rear forming 3 w.c. facilities including disabled w.c. and tea prep. The property also benefits from dedicated rear fire escape to a common garden area. The space benefits from L.E.D. lighting recessed within the suspended acoustic tile ceiling with air conditioning therein.

NAV/RV

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

£12,800

AREA

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

Ground: 93sqm (1001sq ft)

PRICE

The property is available on a new full repairing and insuring head lease for a negotiable term for £15,000p.a.

V.A.T

Figures quoted exclusive of V.A.T





E.P.C.
Available on request

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.



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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.