







# TO LET Retail

 **231-233 Langside Rd,  
Glasgow, G42 8XY**

-  **69.41 sq m (747 sq ft)**
-  **Prominent corner unit**
-  **Southside location**
-  **Busy thoroughfare**
-  **Rates exemption**
-  **VAT free rent**

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[www.kirkstoneproperty.com](http://www.kirkstoneproperty.com)



Viewing by appointment with the sole letting agents;

Kirkstone Property Consultancy  
Suite 2/3, West George Street, Glasgow, G2 1BP

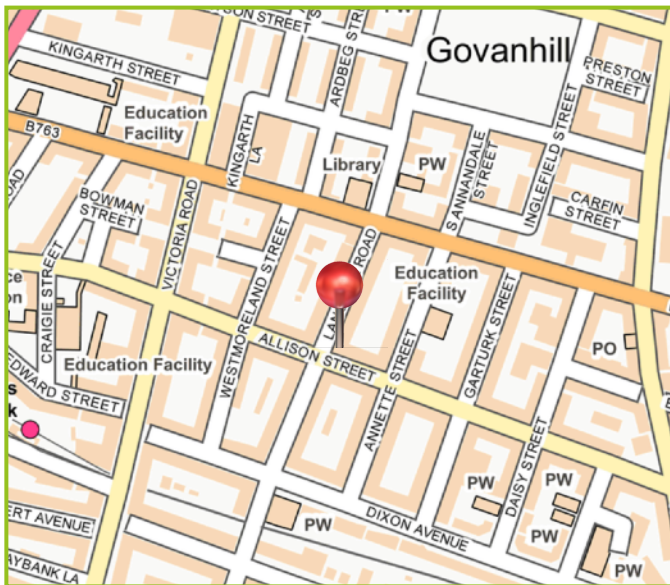
**0141 291 5786**



## Location

Glasgow is Scotland's largest city and is situated close to the west coast. There are four main motorways which run through the city putting it at the hub of Scotland's road network. The City sits approximately 50 miles west of Edinburgh and connects via the M8, the main motorway network serving central Scotland.

The subject corner property is situated on the east side of Langside Road, immediately at its junction with Allison Street in the Govanhill area of Glasgow which is located approximately 2 miles south of the city centre. The A77 Pollokshields Road is within close proximity and links to the M74. Public transport links to Glasgow city centre are plentiful in the area, with Queens Park Railway Station located a short distance away. Nearby occupiers include AA Continental, Glasgow Sweet Centre & Shinwari Restaurant.



## Description

The property comprises a Victorian era tenement building of masonry construction arranged over four floors with retail accommodation on the ground floor and residential on the upper floors. The roof is pitched and appears to be clad in slate tiles.

The shop, which benefits from return frontage, is accessed via a single aluminium glazed pedestrian door and is protected by an electrically operated roller shutter. Internally, there is a large open retail space which is rectangular in shape. The floor is covered in ceramic tiles and the walls in plasterboard. The ceiling is also of plasterboard and incorporates LED strip lighting. There is no gas supply to the property and space heating is provided electrically.

## Accommodation

The property provides the following accommodation and approximate floor areas;

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Retail space and kitchenette	69.41	747

The above areas have been calculated on a Net Internal Area basis in compliance with the RICS Code of Measuring Practice (6th edition).

## Offers

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £18,000 per annum. Full quoting terms are available upon request.



## Particulars

Rateable Value	£10,500
EPC	Available upon request
VAT	Not payable on the rent
Legal Costs	Each party responsible for their own

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