

447 KEPPOCHHILL ROAD, GLASGOW, G21 1HY



SITUATED ON BUSY ROAD



- Ground Floor
- Class 1
- Beautifully Presented
- 225sq ft
- Rates & V.A.T Free
- Rent: £7,500p.a

LOCATION

The property is situated on the busy thoroughfare of Keppochhill Road close to its junction with Pinkston Road linking Springburn, Possil, Bishopbriggs and Sighthill and Glasgow City Centre.

Neighbouring occupiers include Tikka Hut, Grahams Milk, Booker Cash & Carry, Impact Body Shop and McGhees Bakery.

PROPERTY

The property forms a ground floor mid-terraced retail unit within a larger single storey commercial parade.

The property has been extensively renovated to a high standard with ceramic tile floors, new suspended ceiling, L.E.D lighting, partitioned private office and w.c facility.

The property also benefits from a new frontage with single display window and entrance door secured by automatic aluminium roller shutters.

AREA

The property extends to the following area

20.9sqm (225sq ft)

NAV/RV

£1,100

The property qualifies for rates exemption under the small business bonus scheme.

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for £7,500p.a

V.A.T

The property has not been elected for V.A.T.

E.P.C.

Available on request





LEGAL

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

TITLE

Available on request

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 07810 717229 (jas@tsapc.co.uk)
Will Rennie 07581 396092 (will@tsapc.co.uk)

General: 0141 237 4324 (info@tsapc.co.uk)

162 Buchanan Street
Glasgow G1 2LL



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