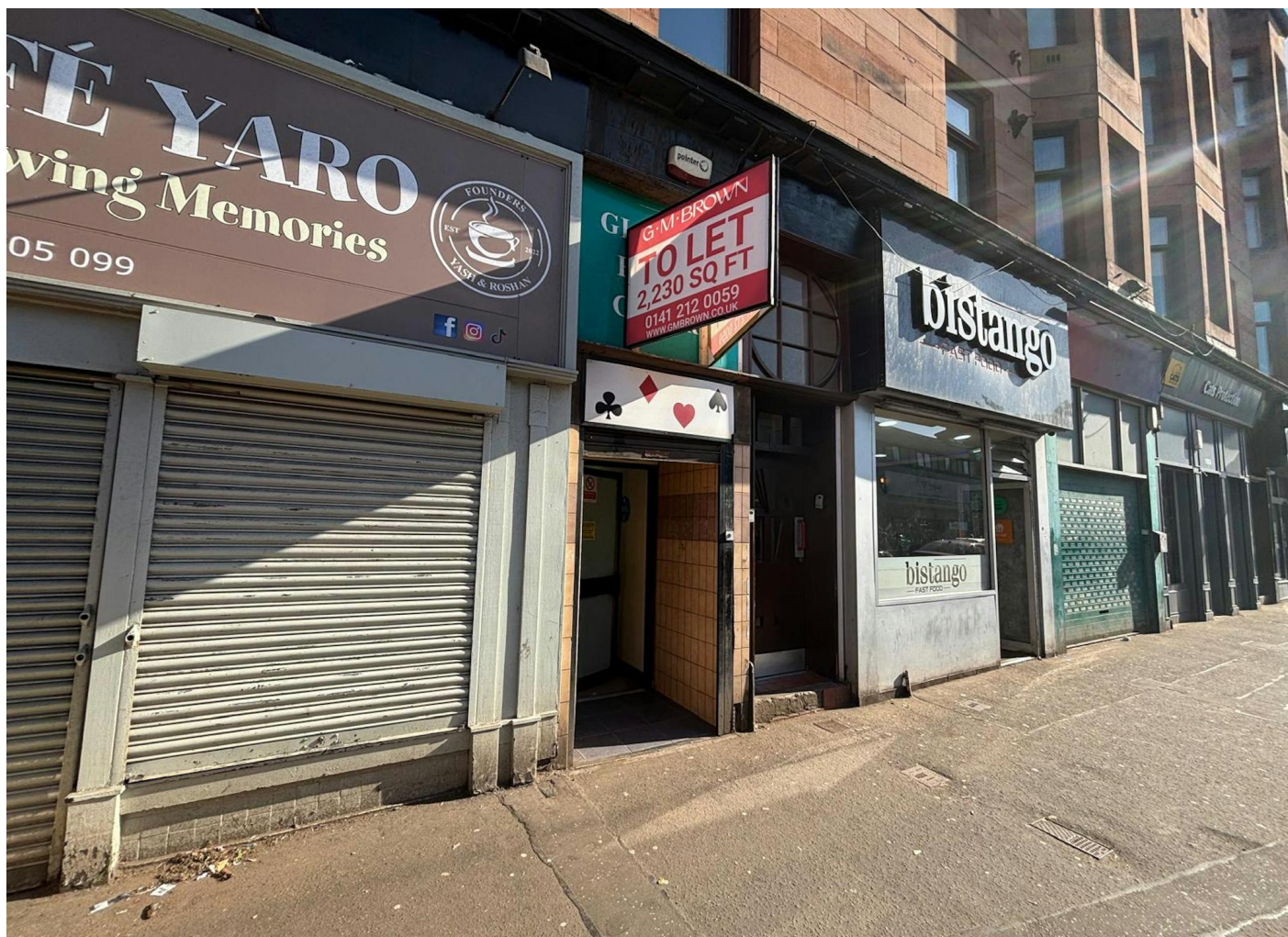


TO LET - RETAIL

1055 POLLOKSHAWS ROAD

SHAWLANDS, GLASGOW, G41 3YF



KEY HIGHLIGHTS

- 2,230 sq ft
- Well-fitted retail / studio space
- May be suitable for alternative uses including Class 3, subject to planning
- Eligible for 100% rates relief
- Located within the popular Shawlands area of Glasgow's South Side
- Great potential for exercise / yoga / pilates / spin studio type uses
- Available on new FRI lease - £20,000 pa - no VAT
- Nearby occupiers include Co-op, Cafe Strange Brew, Henry's Bar, Pinder Opticians, Stalks & Stems, Salt & Vinegar, Starter Culture

SUMMARY

Available Size	2,230 sq ft
Rent	£20,000 per annum
Rates Payable	£4,731 per annum Some occupiers may be eligible for 100% rates relief.
Rateable Value	£9,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Large open-plan extensive retail / studio space complete with male & female WC's and kitchen tea-prep facilities.

Provides great potential for exercise / yoga / pilates / spin studio type uses.

May be suitable for alternative uses included Class 3 subject to planning.

LOCATION

The subjects are located within the heart of Shawlands in Glasgow's South Side just 2 miles south of Glasgow City Centre.

More specifically the subjects are situated on the east side of Pollokshaws Road a short distance south of its junction wth Minard Road and Langside Road.

Regular bus services operate on Pollokshaws Road whilst Crossmyloof Railway Station is a minute walk west.

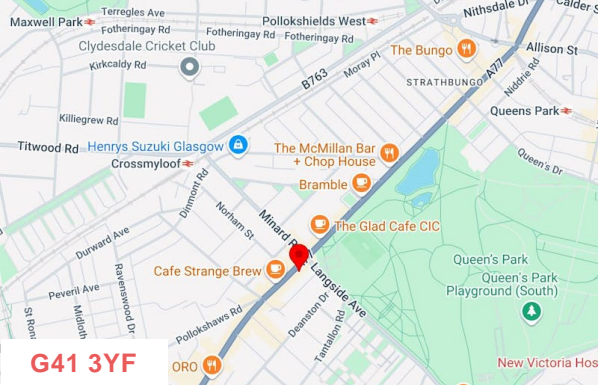
On-street parking provided.

Nearby occupiers include Co-op, Cafe Strange Brew, Henry's Bar, Pinder Opticians, Stalks & Stems, Salt & Vinegar, Starter Culture.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,230	207.17	Available
Total	2,230	207.17	



VIEWING & FURTHER INFORMATION

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