



158 Albert Drive, Glasgow, G41 2NG

Located On Busy Thoroughfare

- Well Presented Unit
- Ground & Basement
- 610sq ft
- Rates & V.A.T. Free
- Rent: o/o £15,000p.a.

LOCATION

The property is situated on the north side of Albert Drive close to its junction with Forth Street in the Pollokshields suburb of Glasgow's south side.

The property is surrounded by a variety of mixed commercial offerings and residential dwellings. Albert Drive acts as a commercial hub within the Pollokshields area serving the community with excellent transport links via road and rail with Pollokshields East train station in close proximity. Neighbouring occupiers include Gogna Jewellers, Ramzan Jewellers, Strawberry Garden Cash & Carry and Peria Commercial Catering Sales.

PROPERTY

The property comprises a ground floor and basement commercial unit set with a larger traditional tenemental development surmounted by a pitched roof.

The property offers a single display window and entrance door of aluminium framed and glazed construction secured by electric roller shutters. Internally the property offers an initial open plan retailing / salon space with partitions to the rear forming stores / office and w.c. facilities. The basement is accessed via a staircase to the rear of the demise offering further partitioned rooms and showroom with w.c. suitable for treatment rooms / office / storage.

AREA

Ground: 38.91sqm (419sq ft)

Bsm: 17.77sqm (191sq ft)

Total: 56.68sqm (610sq ft)



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NAV/RV
£6,200

RENT
The property is available on a new full repairing and insuring head lease for a negotiable term for o/o £15,000 per annum

V.A.T.
Figures quoted exclusive of V.A.T.

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

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Anti-Money Laundering
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Property Misdescription 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.