



TO LET

# PRIME RETAIL UNIT

ON THE INSTRUCTIONS OF  
**LCP**



**TO LET**  
ALL ENQUIRIES  
Syme  
01753 600000

**Barnardo's**

**The Thai**  
Bar & Restaurant

**PAPA JOHN'S**  
PIZZA  
DELIVERED HOT & FRESH

BETTER INGREDIENTS. BETTER  
PAPAJOHNS.CO.UK 141 632

100%  
DRIVERS  
WANTED

**313**

# KILMARNOCK ROAD

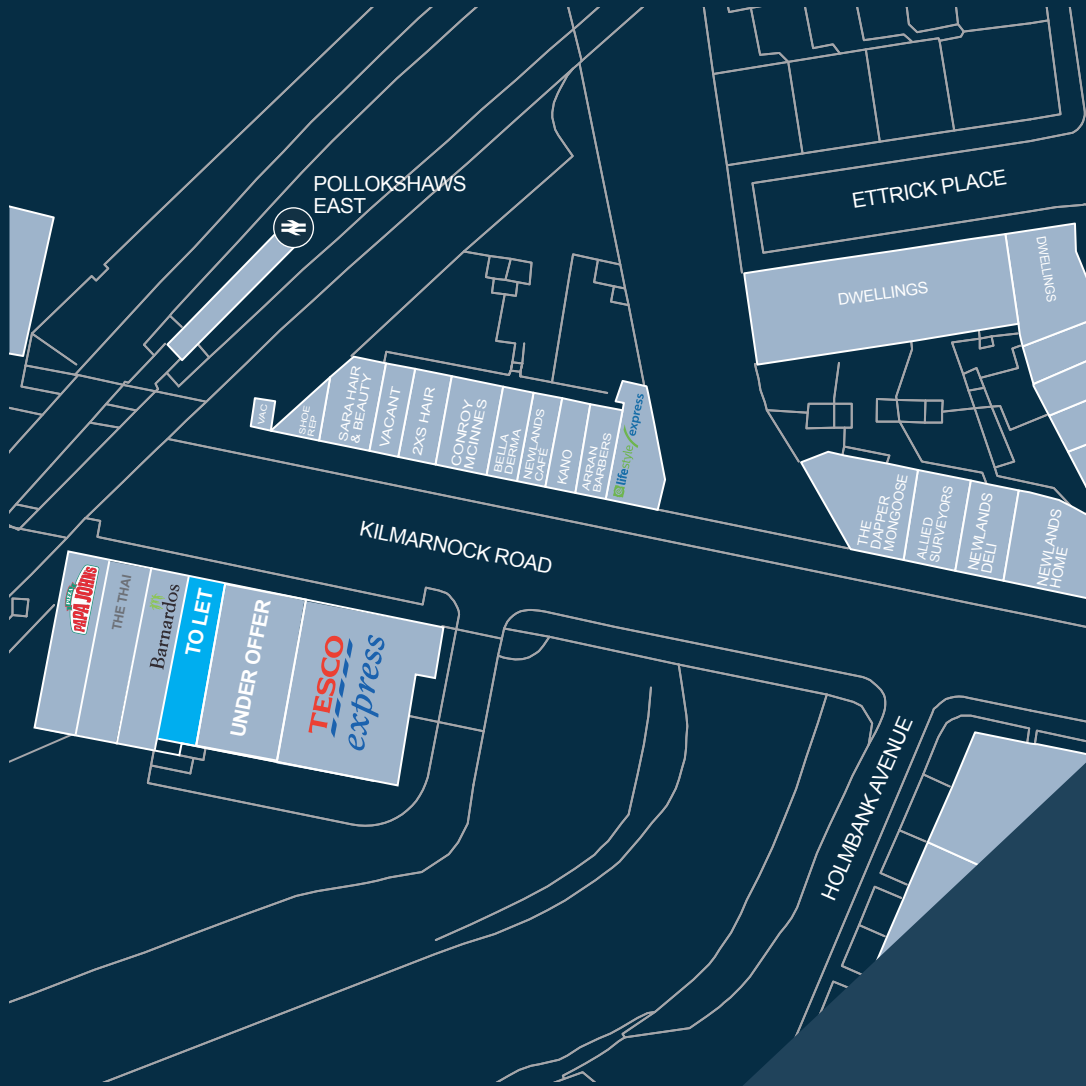
## SHAWLANDS G43 2XS

# 313 KILMARNOCK ROAD SHAWLANDS G43 2XS

## LOCATION

Shawlands is a major residential suburb situated on the south side of Glasgow, approximately 4 miles to the south of the city centre and 10 miles east of Glasgow Airport. Transport connections are excellent with Kilmarnock Road serving a busy bus corridor, whilst Pollokshaws East train station is situated adjacent.

Kilmarnock Road forms the main commercial and retailing thoroughfare for the Shawlands area. The surrounding locale comprises an established mix of residential and commercial occupiers. Retail/leisure occupiers in the immediate vicinity include **Tesco Express**, **Barnardo's**, **The Thai** and **Papa John's**.



## ACCOMMODATION

A modern retail unit configured over ground floor only, extending to the following net internal areas:

313 Kilmarnock Road		
Ground Floor	1,111 sq ft	103.22 sq m
Total	1,111 sq ft	103.22 sq m



**313  
KILMARNOCK  
ROAD  
SHAWLANDS  
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## RENT

Rental offers in excess of **£21,500 per annum exclusive** are invited.

## SERVICE CHARGE

The current on account service charge for this unit is approximately **£2,000 per annum exclusive**.

## RATING

The Rateable Value of the unit is as follows:

**Rateable Value £14,500**  
**Commercial Rate Pounding £0.498**  
(exclusive of water and sewerage rates)

## LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, tax, registration dues and VAT incurred thereon.

## EPC

A copy of the EPC will be made available as required.

## VAT

All figures are quoted exclusive of VAT.

## USE

Use is Class 1A (Retail).

## TERMS

The property is available on the basis of a new Full Repairing and Insuring lease of negotiable length.

## FURTHER INFORMATION

Viewing strictly by appointment via the joint agents:



**Reith  
Lambert**  
Commercial Property Advisers

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