



78 Kilmarnock Road, Glasgow, G41 3NN

- Occupying a 100% prime pitch in the heart of Shawlands
- Arranged over ground and first floors
- Extends to approximately 247.18 sq.m. (2,661 sq.ft.)
- Excellent mix of surrounding occupiers
- Suitable for a variety of uses

LOCATION

Glasgow is Scotland's largest city and benefits from an immediate population of approximately 650,000 people and an estimated shopping catchment of two million.

The subject property is located within the Shawlands area of Glasgow, which lies approximately three miles south of the city centre. More specifically, the unit is situated on the west side of Kilmarnock Road, a short distance to the south of its junction with Pollokshaws Road. Kilmarnock Road is a busy main arterial route with high volumes of passing traffic connecting Shawlands with neighbouring residential areas. Regular bus services operate on Kilmarnock Road whilst Shawlands railway station is within a 10 minutes' walk.

Notable surrounding occupiers include B&M, Iceland, Boots, Holland & Barrett, William Hill and ORO.

DESCRIPTION

The subjects comprise a two-storey building beneath a flat roof. Access to the property is via the pedestrian ramp which leads to the main Shawlands Shopping Centre level.

Internally, the unit is laid out in line with its current use as a bank. The ground floor comprises a modern banking hall, customer meeting rooms, back of house counter area in addition to ancillary offices. The first floor comprises primarily offices, staff area and kitchen and WCs.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal area:

Ground Floor:	168.51 sq.m.	(1,814 sq.ft.)
First Floor: 7	8.67 sq.m.	(847 sq.ft.)
Total:	247.18 sq.m.	(2,661 sq.ft.)

TERMS

The property is held on an effective Full Repairing and Insuring lease until 26th April 2028. The premises are available on flexible terms by way of either a sub-letting or assignment.

Passing rent - £75,500 per annum ex VAT.

Full details available from the letting agents.

RATING

The subjects are entered in the Valuation Roll with a Rateable Value of £22,750.

The poundage rates for 2024/2025 is £0.498 in the pound.

EPC

An EPC has been carried out for the property and is available upon request.

LEGAL COSTS

Each party will be liable for their own legal costs, however for the avoidance of doubt the tenant shall be liable for LBTT, Extract Copies and VAT.

VIEWING & FURTHER INFORMATION

In order to arrange a viewing of the premises, or for further information, please contact the agents.



To arrange a viewing please contact:



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