Office, Retail, Retail - In Town, Retail - Out Of Town

TO LET

645 Duke Street, Glasgow, G31 1QA

Dennistoun Retail Unit to Let Rates & VAT Free 440sq ft

Summary

Tenure	To Let
Available Size	440 sq ft / 40.88 sq m
Rent	£10,000 per annum
Rateable Value	£3,200
EPC Rating	Upon enquiry

Key Points

- Highly Visible Position
- Well Presented
- Rates Exempt
- Rent: £10,000p.a
- Located On Busy Junction
- 440sq ft
- V.A.T. Free

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Summary

Available Size	440 sq ft
Rent	£10,000 per annum
Rateable Value	£3,200
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a ground floor mid-terraced retail unit within a larger mixed use tenemental development surmounted by a pitched roof.

The property offers a prominent display window secured by an aluminium roller shutter with single access door. Internally the property has been renovated to a good standard with ceramic tile floors, walls plastered and painted with partitioned w.c. facility to the rear. The property benefits from attic storage accessible via a retractable ladder.

Area

Ground: 40.87sqm (440sq ft)

NAV/RV

£3,200

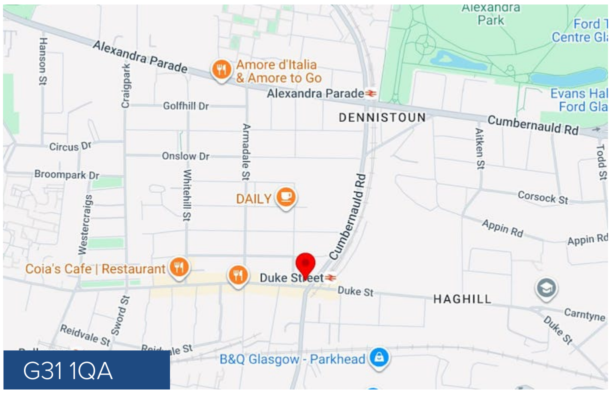
Location

The property is located on the northern corner of Duke Street at its junction with Millerston Street and Cumbernauld Road within the Dennistoun area of Glasgow.

The area isa mixture of residential dwellings within residential tenements and a vast mixture of commercial offerings. Neighbouring occupiers include A.S. Scaffolding, The Duke’s Bar, Legacy Gents Barber and The Loudon Tavern.

Video

- Video Tour - https://youtu.be/F7L1q-SgojY



Viewing & Further Information

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