

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

TO LET

TSA Property Consultants



158 Albert Drive, Glasgow, G41 2NG

Albert Drive Retail Space - Rates & V.A.T. Free 627sq ft - Walk-In Unit - £15,000p.a.

Summary

Tenure	To Let
Available Size	627 sq ft / 58.25 sq m
Rent	£15,000 per annum
Rateable Value	£6,200 Zero Rates Qualifying* (subject to status)
EPC Rating	Upon enquiry

Key Points

- Located On Busy Thoroughfare
- Ground & Basement
- Rates & V.A.T. Free
- Well Presented Unit
- 627sq ft
- Rent: o/o £15,000p.a.

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Summary

Available Size	627 sq ft
Rent	£15,000 per annum
Rateable Value	£6,200 Zero Rates Qualifying* (subject to status)
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

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 w.c. suitable for treatment rooms / office / storage.

Area
Ground: 31.97sq ftsqm (344sq ft)
Bsm: 26.33sqm (283sq ft)

Total: 58.3sqm (627sq ft)

NAV/RV

£6,200

Location

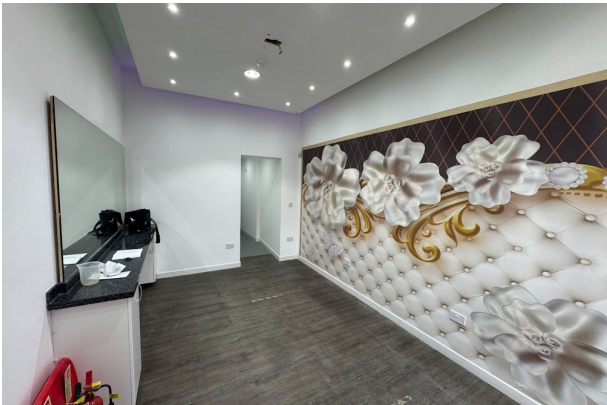
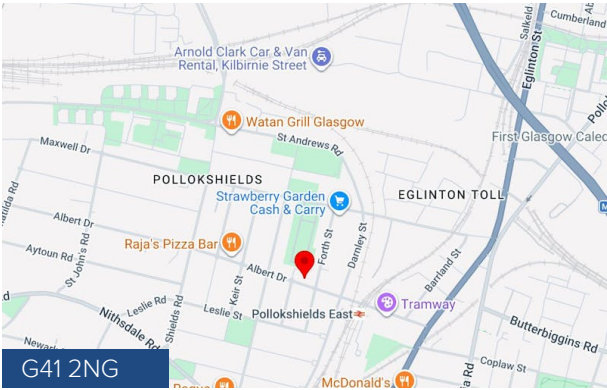
The property is situated on the north side of Albert Drive close to its junction with Forth Street in the Pollokshields suburb of Glasgow's south side.

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.

Video

- Video Tour - <https://www.youtube.com/watch?v=EG2F3QEIIYE>



Viewing & Further Information



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