



**NEW  
TO LET / MAY SELL**

- COMMERCIAL UNIT
- LOCATED IN THE POPULAR QUEENS PARK
- TWO FLOORS
- 2734 SqFt (254 SqM)
- OFFERS INVITED

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**407 VICTORIA ROAD, GLASGOW, G42 8RW**



## LOCATION

This commercial property is ideally located in the heart of the queens park area of Glasgow's southside, just 2 miles from Glasgow's city centre. The location benefits from easy access to the A77 main road and M74 motorway.

Glasgow boasts a busy environment perfect for business in commercial units with a population of over 635,100.

## THE PROPERTY

The subject is comprised of a ground floor and basement. was the purpose of the basement forming staffroom and storage and the ground floor being a shop front for commercial/industrial use. Some of the highlights of this property are the large display windows, easy access from A77 main road and M74 motorway and the very large storage areas.

## ACCOMMODATION

NIA	SqFt	SqM
GROUND FLOOR	1057	98
BASEMENT	1677	155
TOTAL	2734	254

## RATING ASSESSMENT

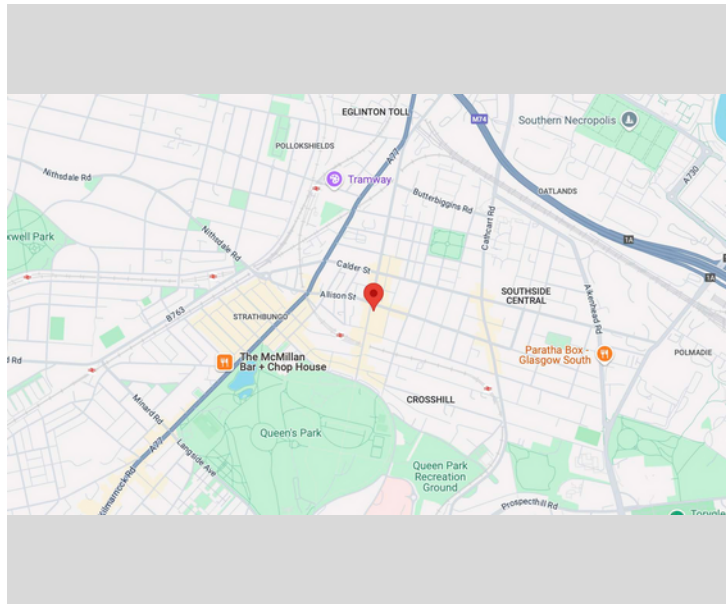
The property is currently entered in the Valuation Roll as follows:

RV £18,600

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.



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## LEASE TERMS

The property is available on a new full repairing and insuring lease of negotiable length.

## RENT / SALE

Offers invited.

## COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

## VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

For more information or to arrange a viewing please contact -

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