# DMHALL

## To Let

Retail/Office



85 St Georges Road, Glasgow, G3 6JA

36.89 SQ M 397 SQ FT

## **Property Details**

- Attractive retail premises located on Charing Cross.
- Excellent transport connections, fronting the M8 Motorway in Glasgow.
- 100% rates relief, subject to occupier status.
- Net Internal Area of 36.89 sq.m (397 sq.ft).
- Offers in the region of £12,500 per annum.

#### **LOCATION**

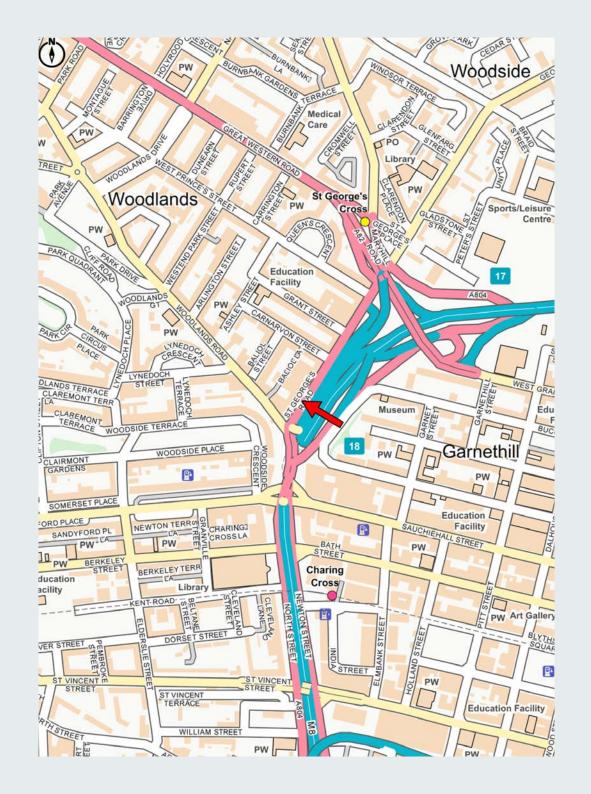
The subjects are located on the west side of St George's Road, fronting the M8 motorway network. Glasgow City Centre lies approximately one mile to the east.

Excellent transport links are provided within close proximity with Junction 18, granting access to the M8 motorway network. Charing Cross Railway Station and St George's Cross Underground Station are located within a short distance. Regular bus services are located along Sauchiehall Street, Woodlands Road and St George's Road.

The immediate surrounding area is a mix in nature including retail, office, leisure and residential occupiers.

Nearby occupiers include Creative Art Tattoo, House of Pablo, Satu Satu Cafe and Kaze Sushi & Poke Bowl.

The approximate location of the subjects is shown on the appended street plan.



## **Property Details**

#### **DESCRIPTION**

The subjects comprise a mid-terraced retail unit on the ground floor within a five-storey tenement style building of sandstone construction and surmounted by a pitched roof clad in concrete tiles. The building is Category 'B' Listed.

Internally, the subjects are open plan in nature with toilet and storage facilities to the rear.

The subjects benefit from high ceilings and large panoramic windows providing exceptional natural daylight and allow for large advertising and branding space.

Access to the premises is afforded via a single recessed entrance door, protected by metal railings.

#### **ACCOMMODATION & FLOOR AREAS**

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal basis and is as follows:

Floor	Accommodation	sq m	sq ft
Ground	Sales / Reception Area & Storage	36.89	397

#### **NON DOMESTIC RATES**

Rateable Value - £8.100.

The subjects qualify for 100% rates relief under the Small Business Bonus Scheme, subject to occupier status. Please note that a new occupier has the right to appeal the current assessment.

#### **LEASE TERMS**

Offers over £12,500 per annum are invited.

#### **ENERGY PERFORMANCE**

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.







## **Property Details**

#### **LEGAL COSTS**

Each party will be responsible for paying their own legal costs incurred in this transaction.

#### VAT

All prices quoted are exclusive of VAT.

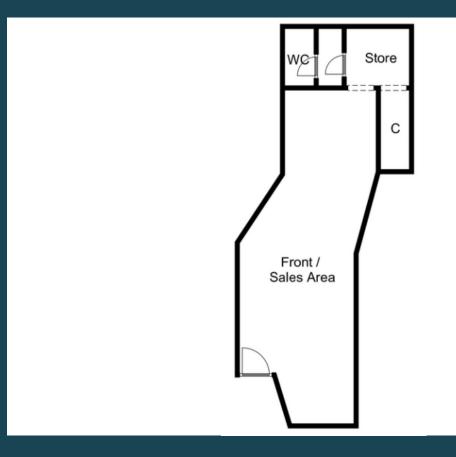
#### **ANTI MONEY LAUNDERING**

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.









## Make an enquiry

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sibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi)These particulars are provided for record purposes only and are not intended to create, nor to be relies upon as creating, any contractual relationship or ent. Any contract shall only be entered into by way of our clients' solicitors