

TO LET

Unit 3 447 Alexandra Parade Dennistoun Glasgow G31 3AD

crichtonproperty
consultancy

Chartered Surveyors & Commercial Property Consultants

LOCATION

The subjects occupy a very prominent position on the north side of Alexandra Parade immediately at its junction with 8 Whitehall Street. The subjects lie adjacent to Iceland, Co-op and closeby to Greggs, Domino's, Subway and William Hill.

DESCRIPTION

The premises comprise a single storey retail unit having the following approximate dimensions and area:-

ACCOMMODATION	METRIC	IMPERIAL
Frontage	13.10m	43ft
Depth	31.69m	104ft
Total Net Area	348.57sqm	3752sqft
Toilet accommodation is provided within the subjects.		

Substantial car parking is available to the front.

LEASE DETAILS

Subject to landlords approval the premises are being offered on a sub-lease from Iceland Foods Ltd for a negotiable term, incorporating a rent review in July 2024.

RENT

Offers in the region of £37,500 exclusive of Vat are invited.

EPC

A copy of the EPC report can be provided on request.

Entry

By arrangement.



RATES

We understand from our enquiries of the Scottish Assessors website that the premises have a rateable value of:-

RATEABLE VALUE	£45,500
----------------	---------

CPC gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the ingoing tenant should rely upon their own enquiries with the Local Rating Authority.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction and the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and VAT incurred thereon.

VAT

All prices, rents and premiums quoted are exclusive of VAT at current rate.

VIEWING

As the shop is currently trading, viewing is **STRICTLY** by prior arrangement.

Contact: Colin Crichton FRICS
Tel: 0131 220 0555
Mobile: 07798 576796
Email: colin@crichtonpc.co.uk
Web: www.crichtonpropertyconsultancy.co.uk

Publication Date: April 2019

crichtonproperty
consultancy

Chartered Surveyors & Commercial Property Consultants

0131 220 0555

6 HILL STREET, EDINBURGH EH2 3JZ

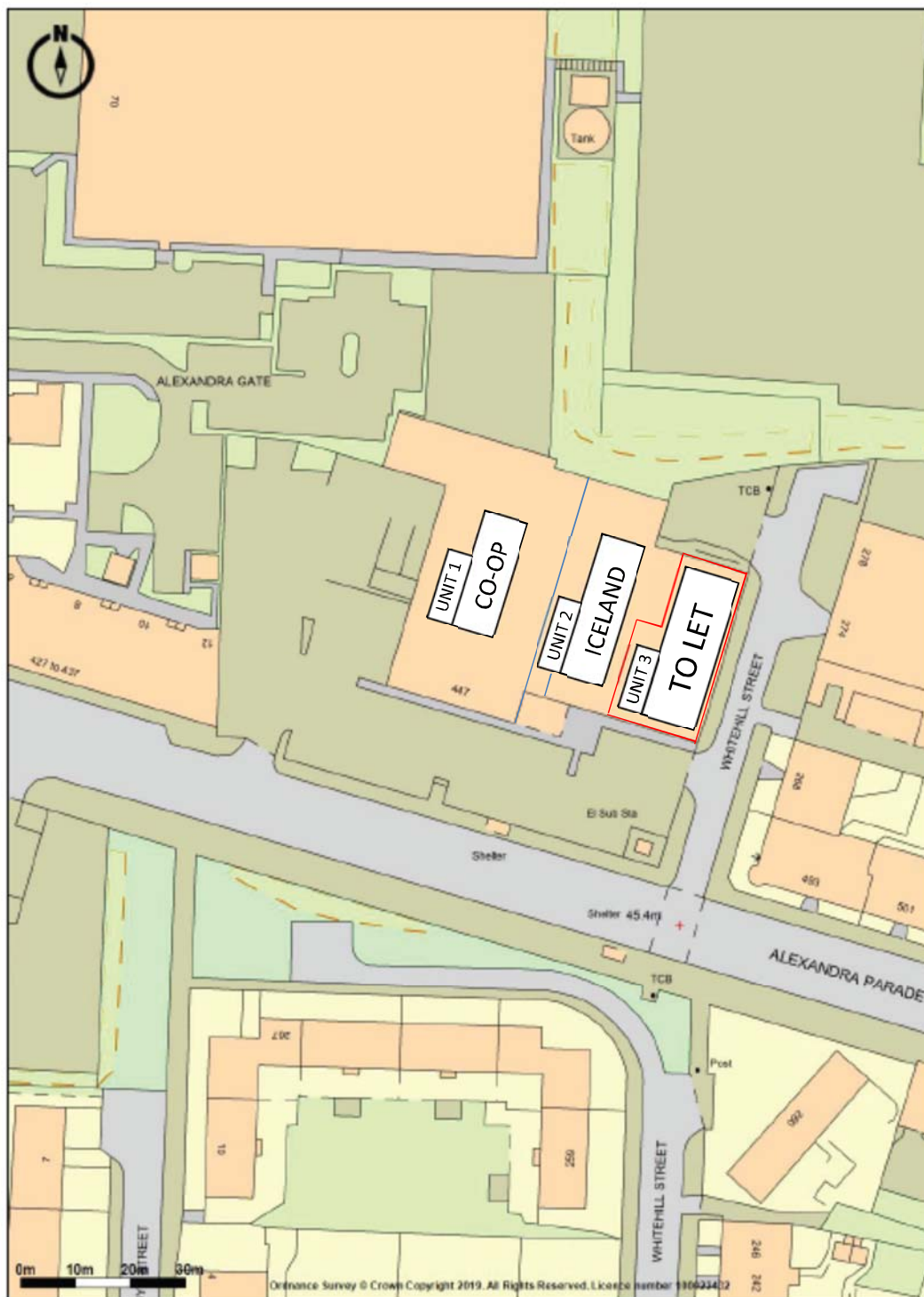
Email: colin@crichtonpc.co.uk

Website: www.crichtonpropertyconsultancy.co.uk

Unit 3 447 Alexandra Parade Dennistoun Glasgow G31 3AD

crichtonproperty
consultancy

Chartered Surveyors & Commercial Property Consultants



crichtonproperty
consultancy

Chartered Surveyors & Commercial Property Consultants

0131 220 0555

6 HILL STREET, EDINBURGH EH2 3JZ

Email: colin@crichtonpc.co.uk

Website: www.crichtonpropertyconsultancy.co.uk

Crichton Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so;
- (iii) no person in the employment of Crichton Property Consultants has any authority to give representation or warranty whatever in relation to this property;
- (iv) all prices, rents and premiums quoted are exclusive of VAT at current rate.