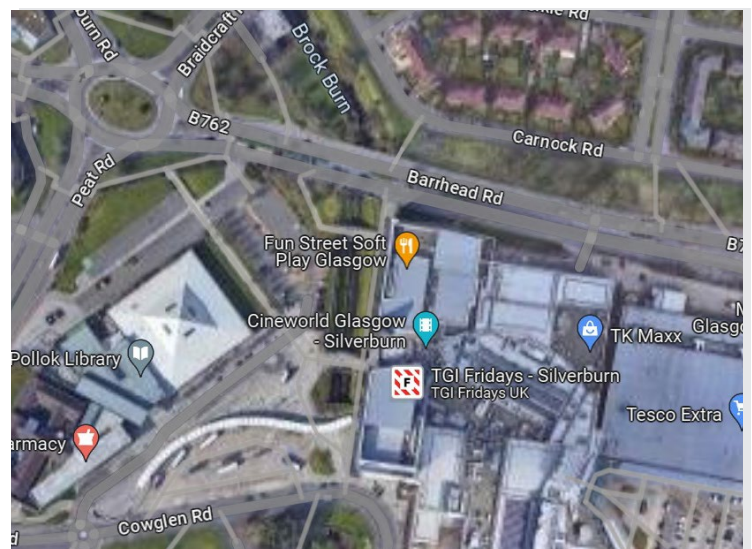




## Café, Pollok Civic Realm, 27 Cowglen Road, Glasgow, G53 6EW

- Ground floor fitted Café
- Situated within the Pollok Civic Realm
- Adjacent to Silverburn Shopping Centre
- Unit extends to approximately 85.47 sq.m. (915 sq.ft.)
- New FRI lease available
- Rental offers in excess of £15,000 per annum, exclusive of VAT.





## LOCATION

The subjects are located within the Pollok Civic Realm, a mixed use community development containing offices, library, gym, bank and nursery.

The development is situated on the south side of Barrhead Road, adjacent to its junction with Peat Road within the Pollok area of Glasgow. Silverburn Shopping Centre is adjacent to the property and provides a mix of retail and leisure destinations.

Access to the M77 and motorway network is via junction 2 and local bus services are available in the immediate vicinity.

## DESCRIPTION

The subjects comprise an open plan ground floor café with a large seating area which is accessed from the main reception area. The café will benefit from business from the offices, library, gym and nursery within the building and the passing trade.

## ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we calculate the following approximate net internal area:

	Sq.m.	Sq.Ft.
Ground Floor Café/ Seating Area Space:	85.47	915

## LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

## RENT

We are instructed to seek offers in excess of £15,000 per annum, exclusive of VAT. Please contact us for an Offer to Let form.

## RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £7,600.

It is likely an ingoing tenant will be eligible for 100% rates relief. Please contact the agents for further information.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

## LEGAL COSTS

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

## To arrange a viewing please contact:



**Terry McFarlane**

Director

terry.mcfarlane@g-s.co.uk

07766 551663



**Emma Smith**

Commercial Property Agent

emma.smith@g-s.co.uk

07435 863 212

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: June 2024