

# PRELIMINARY DETAILS

## RETAIL / OFFICE PREMISES



## 1095 POLLOKSHAWS ROAD (REAR), GLASGOW, G41 3YG

- Located in the affluent Shawlands area in Glasgow's South Side
- Popular suburban pitch
- Refurbishment works ongoing
- Nearby occupiers include Co-op, Subway, Paesano, Café Strange Brew and The Georgic
- Extends to approximately 56.70 sq.m. (610 sq.ft)
- Potential for 100% rates relief, subject to meeting the eligibility requirements of the Small Business Bonus Scheme
- Suitable for a variety of uses including office, pilates / yoga studio, aesthetics, hair salon, health clinic etc.
- Rental offers in excess of £12,000 per annum

**Lease Terms: Long-term FRI Lease**

### Enquiries / Viewings

**RYAN FARRELLY**

**Director**

ryan.farrelly@g-s.co.uk

07900 390 078