

TO LET / FOR SALE - RETAIL

221 ALBERT DRIVE

POLLOKSHIELDS, GLASGOW, G41 2NB



KEY HIGHLIGHTS

- 1,244 sq ft
- Available for immediate occupation
- Nearby occupiers include Bank of Scotland, Pollokshields Medical Centre, Ataa Jewellers, Nafees Bakery
- Highly prominent retail / office corner premises
- Internally provides well presented open plan space with WC's and storage to rear
- Rent - £18,000 pa - no VAT

SUMMARY

Available Size	1,244 sq ft
Rent	£18,000 per annum
Price	Offers in excess of £340,000
Rates Payable	£10,209 per annum
Rateable Value	£20,500
EPC Rating	Upon enquiry

DESCRIPTION

Highly prominent double-fronted corner retail premises with return frontage forming part of a larger tenement building

Externally the subjects benefit from a series of display windows all protected by electrically operated security shutters

Internally provides well-presented bright open plan accommodation to the front

Storage accommodation is found to the rear complete with male, female WC's and a kitchen tea-prep

Mains supply to gas, electricity and water are provided

LOCATION

The subjects are located within the popular Pollokshields area of Glasgow's south side just 1.5 miles south of Glasgow City Centre

More specifically the subjects are situated on the the south side of Albert Drive at its corner with Kerr Street

On-street parking provided

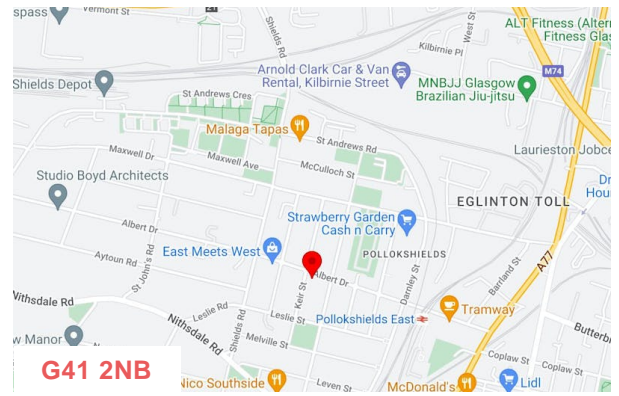
Pollokshields East Railway Station is a 5-minute walk east whilst numerous bus services operate on Albert Drive

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ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,244	115.57	Available
Total	1,244	115.57	



VIEWING & FURTHER INFORMATION

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