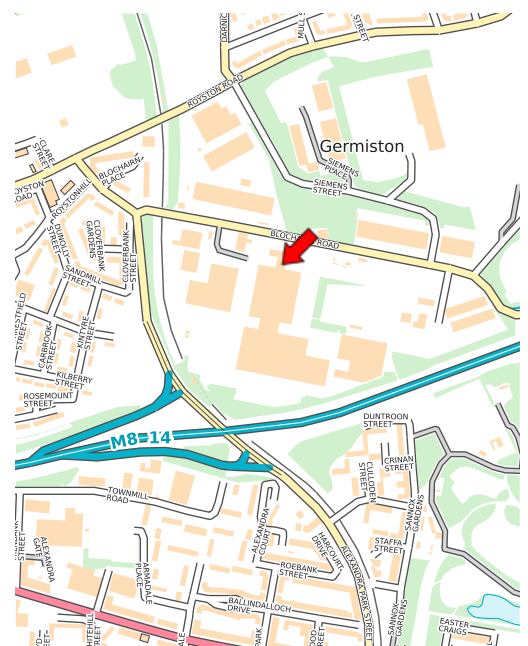




**Unit 2, Blochairn Market,
130 Blochairn Road, Glasgow, G21 2DU**

- Flexible opportunity
- Located in Blochairn Fruit Market
- Would suit variety of uses
- Dedicated parking available
- Extends to 654 sqft





To arrange a viewing please contact:



Terry McFarlane
Director
terry.mcfarlane@g-s.co.uk
07766 551663



Emma Smith
Commercial Agent
Emma.Smith@g-s.co.uk
07435863 212

LOCATION

The subjects are located within Blochairn Fruit Market, on Blochairn Road, approximately 2 miles north east of the city centre. The market has excellent links to the M8 motorway, with J14 only 2mins drive.

Blochairn Market is the principal fruit, veg and fish market in the city, with over 70 occupiers trading over 2million tons of produce each year. In addition the Market hosts one of Scotlands largest car boot sales, every Sunday throughout the year.

See location plan.

DESCRIPTION

The subjects comprise a single storey brick/block built retail unit, forming part of a larger parade of units, with dedicated parking to the rear.

The unit has an extensive glazed frontage and offers flexibility of future use, with retail, office and showroom uses all possible. Internally the property is open plan with staff facilities to the rear.

ACCOMODATION

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

Net Internal Area	60.72sqm	654sqft
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RENT

The premises are offered on a new lease of flexible length at rental offers in excess of £7,500 per annum. Please contact the letting agents for an Offer to Let form.

As part of any letting it is likely that our client will require an advance rental payment. Full details are available from the letting agent.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £5,900.

The rate poundage for 2024/2025 is £0.498 in the pound.

At this level of Rating Assessment, it is likely that any ingoing tenant will be eligible for 100% Rates Relief. Full details are available from the letting agents.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT at the appropriate rate.

LEGAL COSTS

Each party will be responsible for their own legals costs incurred in any transaction, however for the avoidance of doubt, the ingoing tenant shall be liable for LBTT, Extract Copies and VAT thereon.

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.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: July 2024