



697 Pollokshaws Road, Glasgow, G41 2AB

Rarely Available Unit

- Prime Strathbungo Location
- Ground & Basement
- Kitchen & Prep Space
- Immediately Available
- Rent: o/o £35,000p.a

LOCATION

The property is situated on the south side of Torrisdale Street at its junction with Pollokshaws Road within the suburb of Strathbungo in Glasgow's south side.

Shawlands is a vibrant neighbourhood located in the Southside of Glasgow, Scotland. It is known for its lively atmosphere, diverse community, and a rich mix of amenities. The area is situated about 3 miles south of Glasgow city centre, making it easily accessible by public transport, including trains and buses.

The neighbourhood is known for its cultural vibrancy, with numerous cafes, bars, restaurants, and independent shops contributing to a lively street scene. In recent years, Shawlands has seen significant investment and regeneration efforts, aimed at improving infrastructure, amenities, and the overall appeal of the area and has recently been voted one of the trendiest places to live in Scotland.

PROPERTY

The property comprises the ground floor and basement of a larger traditional sandstone mixed use tenemental development. Internally the ground floor offers open plan seating area with bar and kitchen along with accessible w.c facility.

The basement is accessed via a staircase to the rear of the demise offering further food prep and cold store, w.c facilities, cellar, ancillary storage and rear door.

NAV/RV
£31,500



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RENT

The property is available on a new head lease for o/o £35,000p.a

V.A.T.

Figures quoted exclusive of V.A.T.

LEGAL

Each party shall bear their own legal costs incurred in the transaction



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TSA Property Consultants

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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.