


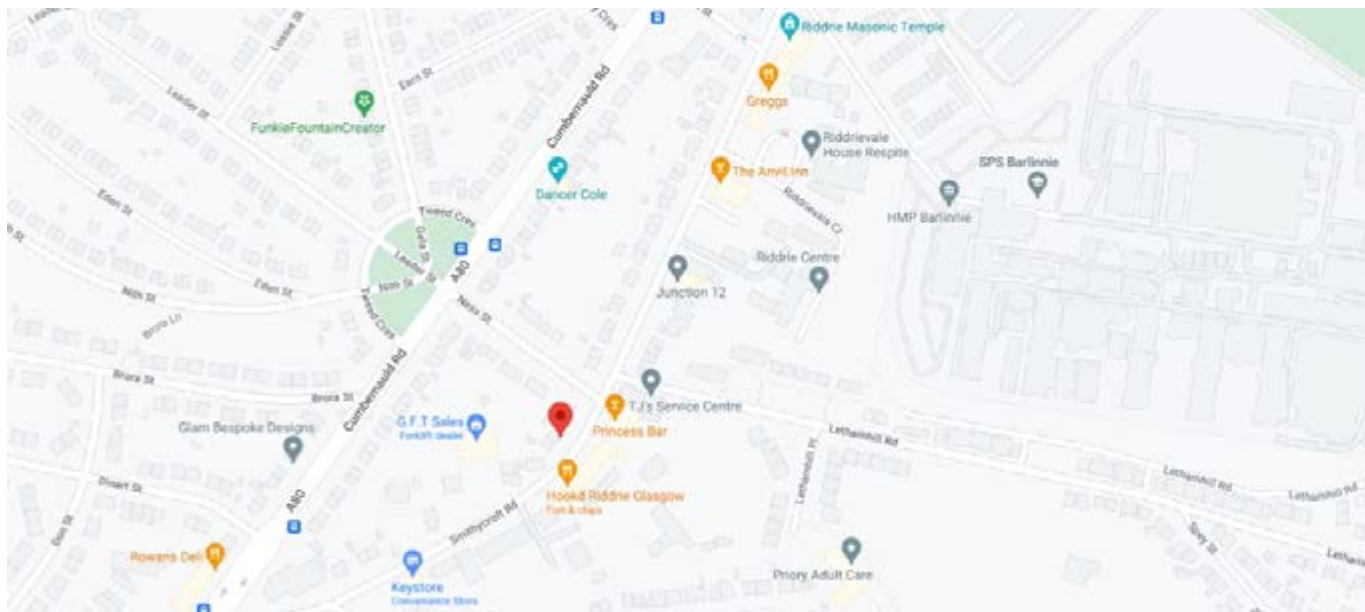
## Retail unit

# To let / may sell



-  Ground floor retail unit - 39.03 sq m (420 sq ft)
-  Busy local shopping parade
-  Rent - offers over £8,500 per annum invited.
-  May Sell - offers over £70,000 exclusive invited.

# 102 Smithycroft Road, Glasgow



## Location

The subjects are located on Smithycroft Road in the Riddrie area of Glasgow approximately 3 miles east of Glasgow city centre.

They form part of a terraced retail parade over one storey only and most recently traded as an off license. The retail parade has a mix of local traders.

## Description

The subjects are brick built under a pitched and slated roof. Internally they are laid out as sales to the front with a stock area, staff and toilet located to the rear.

## Accommodation

The subjects extend to a net internal floor area as follows;

Ground floor: 39.03 sq m (420 sq ft)

## Rent

Offers over £8,500 per annum are invited for a full repairing and insuring lease of negotiable length.

## Price

Alternatively our clients may consider a sale of the subjects based on offers over £70,000 exclusive.

## Rateable value

£6,400 NAV / RV

## EPC

Available upon request.

## VAT

Prices are quoted exclusive of VAT (if applicable).

## Legal costs

Each party to bear their own. The purchaser will be responsible for stamp duty, stamp duty land tax and registration dues in the normal manner.

## Viewing and further information

For further information or an appointment to view please contact the sole agents:

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