




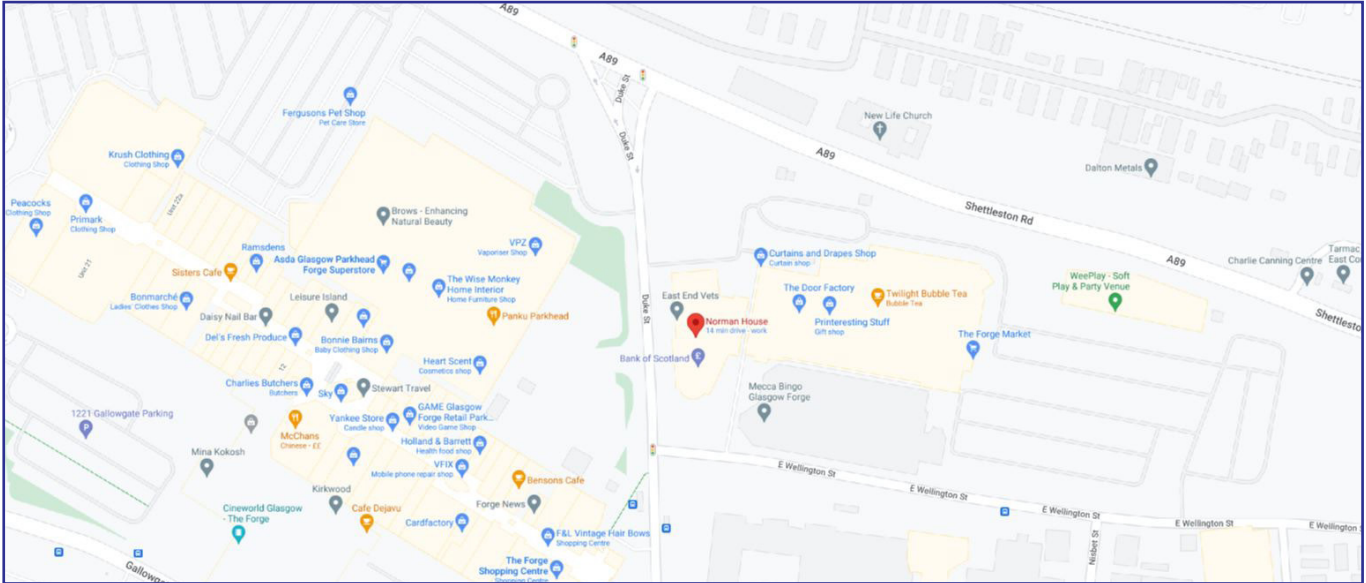
Retail Unit

TO LET



-  Retail unit located adjacent to the busy Forge Market
-  Development benefits from free car park - 2 mins walk
-  Ground floor - 140.00 sq m (1,506 sq ft)

Normal House, Duke Street, Glasgow-



Location

The subjects are located in the Parkhead area of Glasgow, approximately 3 miles east of the city centre and form part of the Norman House retail and office development on Duke Street. The subjects are opposite the Forge Shopping Centre and adjacent to the Forge Market. A free customer car park is located to the rear of the development.

Description

The subjects comprise a ground floor retail unit within a two storey, brick built office building. The subjects are laid out as sales to the front with staff and toilet accommodation located to the rear. The subjects benefit from a rear service yard.

Occupiers in the vicinity include Mecca Bingo and the Bank of Scotland.

Accommodation

We calculate the net floor area extends to the following:

- Ground floor 140,00 sq m (1,506 sq ft)

Energy Performance Certificate

Hamilton Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Hamilton Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Available upon request.

Rent

Upon application

Lease Terms

The subjects are available on the basis of a full repairing and insuring lease of negotiable length.

VAT

Prices are quoted exclusive of VAT (if applicable)

Rateable value

£21,500 NAV/RV

Legal costs

Each party to pay their own legal costs in connection with the transaction with the purchaser being responsible for any registration dues and stamp duty.

Viewing and further information

Strictly by appointment with the sole agents

Name: Paul Hamilton

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