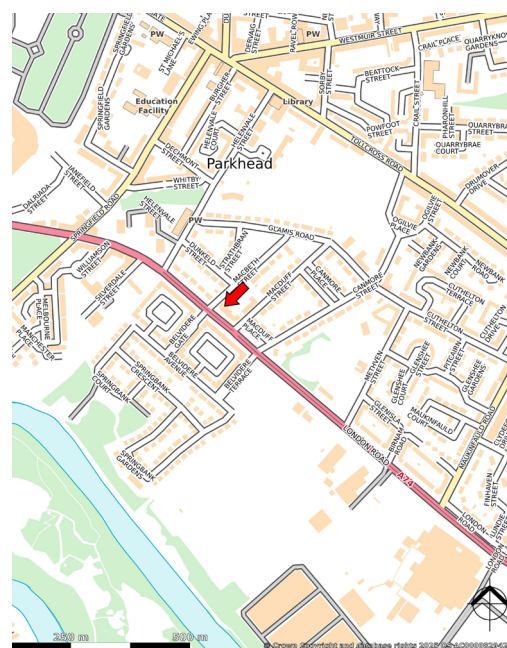




4 Macbeth Street, Glasgow, G31 4BF

- Ground floor end terrace retail premises
- Popular parade within the east end
- Extends to approximately 32.55 sq. m. (350 sq. ft.)
- New FRI lease available
- Rental offers in excess of £7,000 per annum, exclusive of VAT



LOCATION

The subjects are located off London Road on Macbeth Street which is approximately 3 miles east of Glasgow City Centre.

Access to the M8 and M74 motorways are within close proximity. Public transport is available by way of several bus routes and Dalmarnock, Carntyne and Bridgeton and Duke Street Stations within a 30 minute walk or short bus journey.

DESCRIPTION

The subjects comprise a ground floor end-terrace retail unit forming part of a three-storey tenement building of sandstone construction. The property benefits from open plan retail space, display window and security shutters. There are toilet facilities with ancillary storage located at the rear of the property.

Neighbouring tenants include a mix of independent retailers and the property would suit a variety of retail uses.

ACCOMMODATION

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

Ground Floor: 32.55 sq. m. (350 sq. ft.)

LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

RENT

We are instructed to seek offers in excess of £7,000 per annum exclusive of VAT.

As part of any letting, it is likely that our client will require a rental deposit. Full details are available from the letting agents.



RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £2,500.

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

The property will qualify for 100% rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

To arrange a viewing please contact:



Emma Smith
Commercial Property Agent
emma.smith@g-s.co.uk
07435 863 212



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

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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6. Date of Publication: March 2025