

**TO LET**  
**SELF CONTAINED LOCK UP SHOP**  
**607 LONDON ROAD**  
**GLASGOW**  
**G40 1NE**

**Location**

The property occupies an exceptionally prominent position within Bridgeton close to the former Olympia Cinema which has recently been redeveloped and houses the Bridgeton Library together with a café and office accommodation.

Nearby retailers are a good mix of multiple and local traders to include Betfred, Ladbrokes Greggs and Lifestyle Express.

**Description**

The property comprises a lock up shop within a 4 storey sandstone tenement building and comprises a sales area with storage/staff accommodation to the rear,

**Accommodation**

We would confirm the property extends to the following areas and dimensions;

Gross Frontage:	6' 6"	(1.98 m)
Net Internal Area:	139 ft <sup>2</sup>	(12.9 m <sup>2</sup> )

**Rating**

We understand the property is entered in the Valuation Roll for 2023/2024 as follows:-

Rateable Value: £1,500

Any potential occupier may qualify for 100% business rates relief under the Small Business Bonus Scheme. Further details upon request.



**Terms**

The subjects are available on the basis of a new lease on full repairing and insuring terms. Our clients are seeking a rental in the region of £5,000 per annum exclusive.

**VAT**

All terms are quoted net of VAT where applicable.

**Entry**

Entry will be upon completion of formal legal formalities.

**Legal Costs**

Each party will be responsible for their own legal costs, with the ingoing Tenant being responsible for any LBTT and registration dues payable.

**Money Laundering Regulations**

To comply with RICS Regulations we are required to verify the identity of a proposed purchaser once a sale/letting has been agreed. This is to assist with combating fraud and money laundering. Copies of identity and address documentation will be requested on approval of agreed terms.

## Viewing

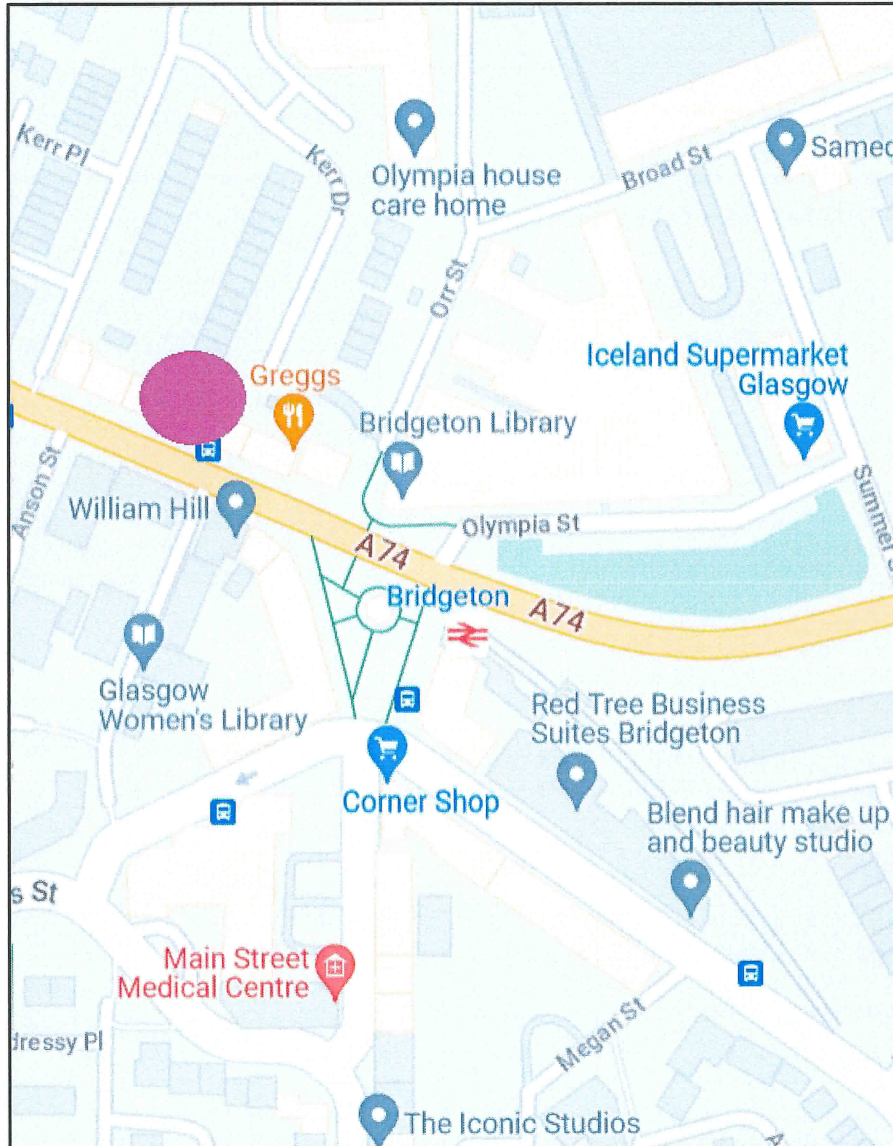
Strictly by appointment through the sole agents;

Whitelaw Baikie Figes  
81 St Vincent Street  
Glasgow

Contact:  
Email:  
Tel:

Gavin Anderson / Colette Brough  
[gavin@wbf.co.uk](mailto:gavin@wbf.co.uk) / [colette@wbf.co.uk](mailto:colette@wbf.co.uk)  
0141 221 6161

## Location Plan



Details published 2<sup>nd</sup> November 2023

The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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- ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees 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 and are advised to do so.
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