

TO LET

**58 ALLANTON DRIVE
GLASGOW
G52 2EU**

Location

The property occupies a prominent end of terrace location within a single storey parade in Allanton Drive. Adjacent occupiers include Spar and Super Wok.

The parade is within a densely populated residential location within Cardonald and lying approximately 4 miles southwest of Glasgow City Centre.

Accommodation

From our measured inspection the property extends to the following areas and dimensions:

Gross Frontage:	16' 9"	(5.10 m)
Net Frontage:	14' 3"	(4.34 m)
Net Internal Area:	669 ft ²	(62.15 m ²)

Planning

We understand the property benefits from Class 1A planning consent.

Lease Terms

The property is offered to the market on the basis of a new full repairing and insuring lease for a period to be agreed.

Rental offers in the region of £11,250 per annum exclusive are sought.

Energy Performance Certificate

The property has an EPC Rating of 'F', a copy of the certificate can be provided on request.



Rating

The property is entered in the Valuation Roll as follows:

Description:	Shop
Rateable Value ('24/'25):	£7,100

Qualifying parties may benefit from 100% rates relief.

Legal Costs

Each party to be responsible for their own legal costs, with the ingoing tenant being responsible for LBTT.

VAT

All terms are quoted net of VAT where applicable.

Entry

Upon completion of legal formalities.

Money Laundering Regulations

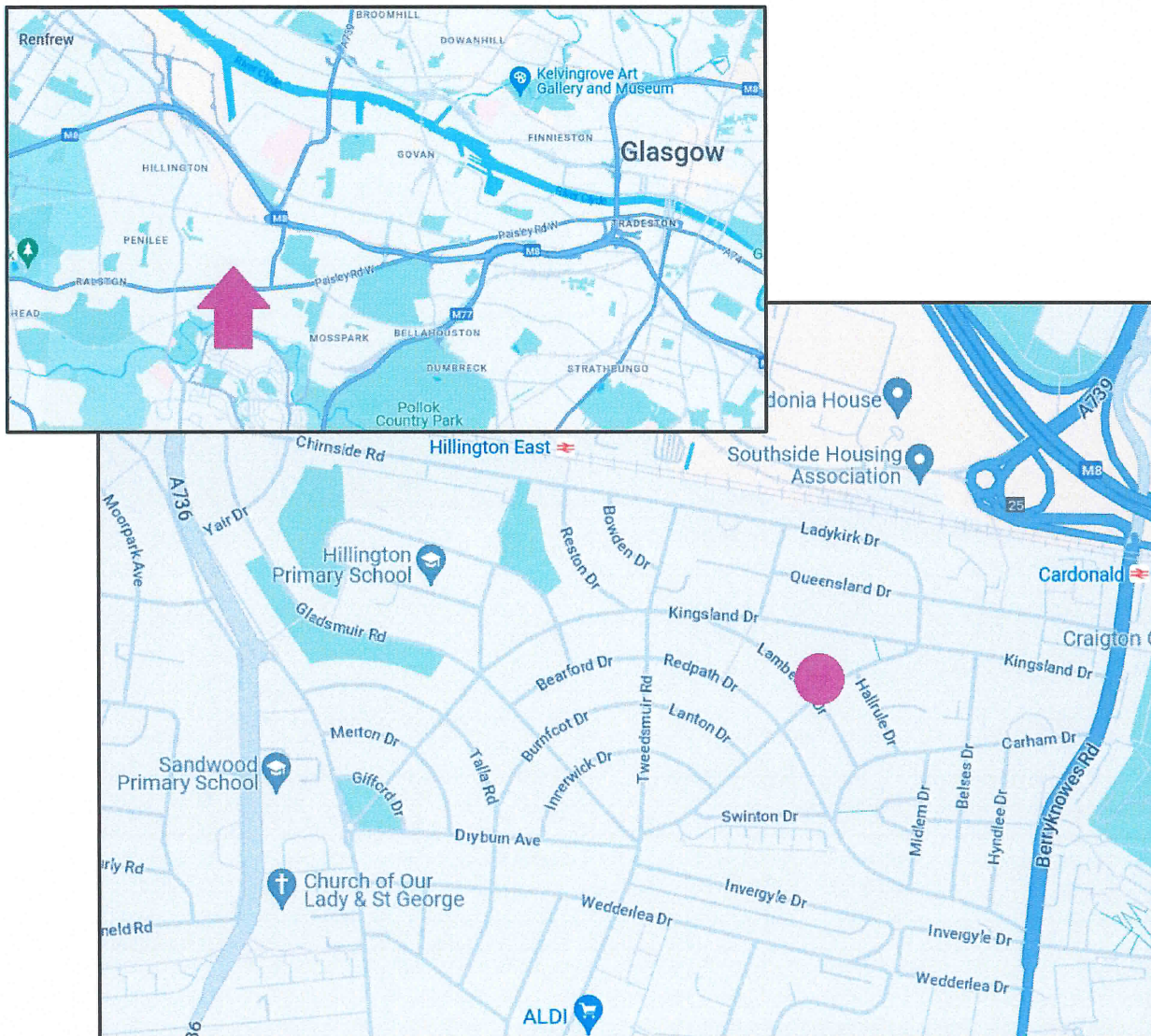
To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

Viewing/Further Information

Appointments to view are to be arranged through the sole agents:

Contact: Gavin Anderson
Tel: 0141 221 6161
Email: gavin@wbf.co.uk

Location Plan



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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 without our control.

Whitelaw Baikie Figgis for themselves and for the vendors or lessors of this property hereby give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
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