

## LEASE FOR SALE

328 POLLOKSHAWS ROAD  
GLASGOW  
G41 1QS

### LOCATION

The property is situated on the north side of Pollokshaws Road within the Pollokshields area of Glasgow. Nearby retailers are primarily of a local nature to include Pantera, a local supermarket and The Saw Centre. The property is situated diagonally across from a Shell Service Station and in the immediate vicinity of a McDonald's and KFC drive thru.

### DESCRIPTION

The property comprises the ground floor within a 3 storey red sandstone tenement building, with the upper floors given over to residential.

### ACCOMMODATION

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

Gross Frontage:	28' 9"	(8.76 m)
Net Frontage:	26' 2"	(7.98 m)
Net Internal Area:	1,288 ft <sup>2</sup>	(119.65 m <sup>2</sup> )

### LEASE TERMS

The property is held on the residue of a 25 year lease which is due to expire on the 31<sup>st</sup> October 2029. The current passing rent is £14,500 per annum, with the lease allowing for regular 5 yearly rent reviews.

Our clients are seeking to dispose of their occupational interest by way of a co-terminous sub-lease.



### RATES

The property is entered in the Valuation Roll as follows:

Description:	Betting Office
Rateable Value:	£6,900

Qualifying parties will benefit from 100% rates relief.

### ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC can be provided upon request.

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred, with the ingoing sub-tenant being responsible for LBTT together with any costs incurred by the Landlord.

### MONEY LAUNDERING REGULATIONS

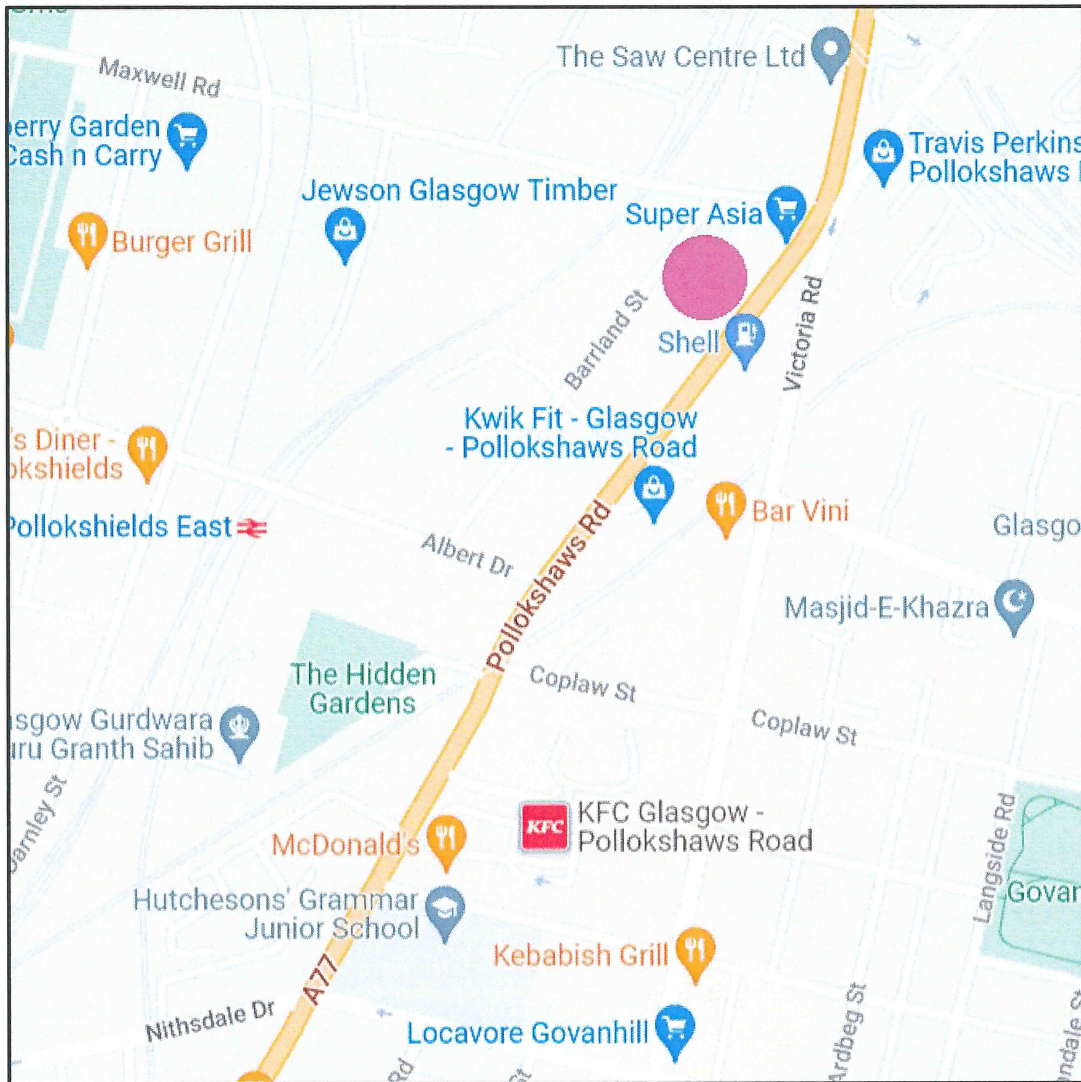
To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

### VIEWING/FURTHER INFORMATION

Strictly by appointment through the sole agents.

Contact: Gavin Anderson  
Tel: 0141 221 6161  
Email: [gavin@wbf.co.uk](mailto: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 outwith our control.

Whitelaw Baikie Figs for themselves and for the vendors or lessors of this property whose agents they are 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.
- 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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