



PROPERTY CONSULTANTS

TO LET



288 DUKE STREET, GLASGOW, G31 1RZ

- Prominent Shop Unit.
- Busy suburban location.
- With the benefit of Class 2 (Office) consent.
- Potential for 100% rates relief.

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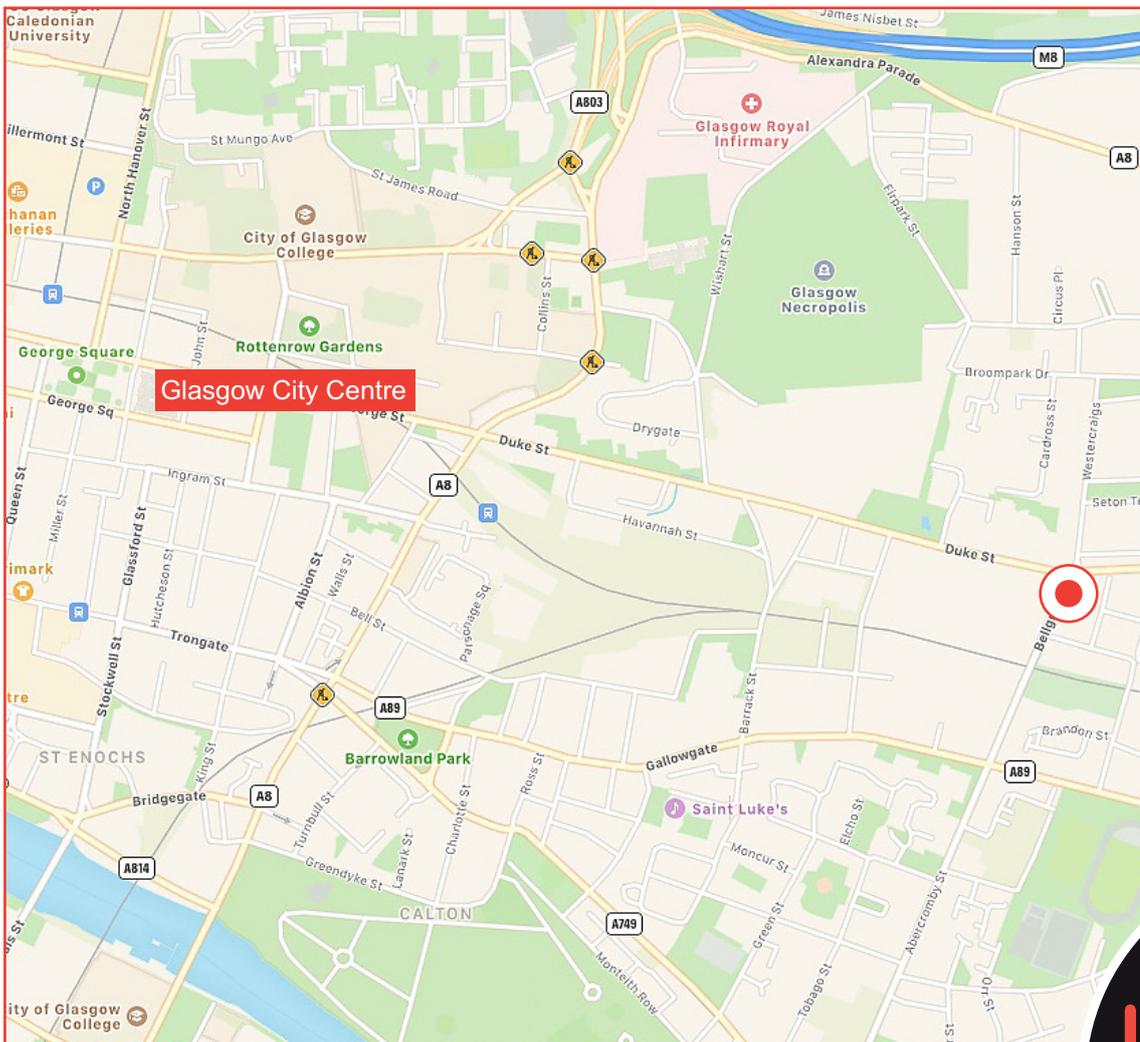
LOCATION

The property occupies a prominent corner location on Duke Street, at its junction with Bellgrove Street, and is approximately 2 miles east of Glasgow city centre.

The shop enjoys a highly visible position and benefits from a considerable amount of passing vehicular traffic as well as strong pedestrian footfall. It is also close to Bellgrove train station.

The unit is close to a **Lidl Foodstore** and other occupiers in the vicinity include **Duke Street Post Office**, **Papa Johns Pizza**, **Co-op Funeralcare** and a host of local traders.

Directly opposite the property, on the site of the former Meat Market, Home Group are developing 252 apartments for rent, which are due to be completed in Spring 2023.



DESCRIPTION

The property comprises a ground floor shop unit and benefits from excellent frontage to both Duke Street and Bellgrove Street. The accommodation currently consists of a main sales area to the front, with office and toilet facilities for staff to the rear.

We estimate that the shop provides the following approximate dimensions and areas:

Frontage (Duke Street)	27'7"	8.40m.
Frontage (Bellgrove Street)	32'7"	9.92m.
Ground Floor	1,156sq.ft.	107.40sq.m

RATING

We understand from the local Assessors Department that the subjects are currently entered in the Valuation Roll as follows:

Rateable Value £9,800

Uniform Business Rate (2022/2023) 49.8p

An ingoing tenant may qualify for up to 100% rates relief through the Small Business Bonus Scheme. Interested parties are advised to verify this information themselves.

TERMS

The property is available on the basis of a new full repairing and insuring lease and rental offers in excess of £15,000 per annum are invited.

EPC

Available on request.

PLANNING

The last use of the property was an estate agent therefore we understand it benefits from Class 2 (Office) consent, however may be equally suitable for a variety of alternative uses.

Interested parties are advised to make their own enquiries directly with the local Planning Department with regard to both existing and alternative uses.

LEGAL COSTS

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

The ingoing tenant will be responsible for Land and Buildings Transaction Tax, registration dues and any VAT incurred thereon.

ENTRY

By negotiation.



VIEWING & FURTHER INFORMATION

Viewing is strictly by appointment through:

Stephen Innes,

Lambert Innes Property Consultants

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