



**AVAILABLE TO LET**

**17 Kilmarnock Road Glasgow G41 3YN**

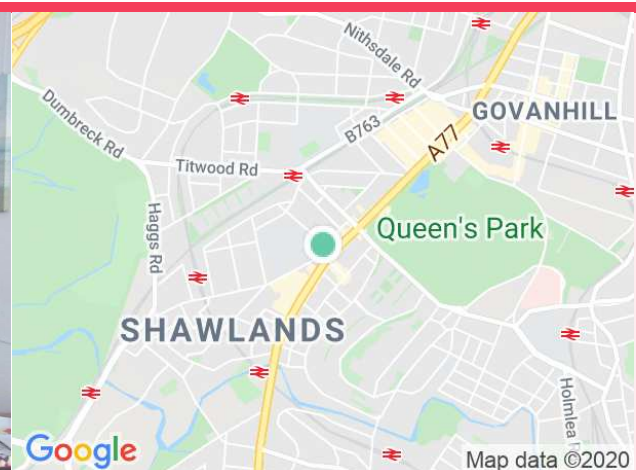
17 Kilmarnock Road, Glasgow G41 3YN



Retail for rent, 658 sq ft, £15,000 per annum

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For more information visit <https://www.realla.co.uk/m/48753-17-kilmarnock-road-glasgow-g41-3yn-17-kilmarnock-road>



The subjects comprise a mid-terraced retail/office unit arranged over ground floor and basement contained within a larger three storey tenement building.

Externally the subjects benefit from an aluminium framed shop-front/display window with adjacent pedestrian access door and proprietary signage above.

Internally the accommodation has been fully refurbished. The ground floor provides open-plan retail/office accommodation

The basement is accessed to the rear of the ground floor and provides a storage room/office together with kitchen/staff accommodation and a single WC.

### Highlights

- Fully refurbished
- Class 1 & Class 2 consent
- New FRI lease available
- Arranged over ground floor and basement

### Property details

<b>Rent</b>	£15,000 per annum
<b>Rateable value</b>	£14,400
<b>Building type</b>	Retail
<b>Secondary use</b>	Office
<b>Planning class</b>	Class 1
<b>Secondary classes</b>	Class 2
<b>Size</b>	658 Sq ft
<b>VAT charges</b>	No VAT is payable currently on the Rent.
<b>Lease details</b>	Offers in excess of £15,000 per annum are invited for the benefit of a new FRI lease for a term to be agreed.
<b>EPC category</b>	F
<b>EPC certificate</b>	Available on request

Floor	Size sq ft	Status
Ground	393	Available
Basement	265	Available
<b>Total</b>	<b>658</b>	

### More information

[\*\*Visit microsite\*\* >](https://www.realla.co.uk/m/48753-17-kilmarnock-road-glasgow-g41-3yn-17-kilmarnock-road)

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### Contact us

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