

TO LET
RETAIL UNIT

**609 DUKE STREET
GLASGOW
G31 1PZ**

Location

Duke Street is one of the principal arterial routes running between Glasgow city centre and the east end of the city. The property is located on the northern side lying between the junctions of Whitevale Street and Meadowpark Street.

Nearby this property is an array of local traders including hair and nail salons, barbers and mobile phone repair shops. The Alexandra Public House, Greggs, Boots, Ladbrokes and Bank of Scotland are also represented.

Description

The property comprises a lock-up retail unit within the ground floor of a 4 storey blonde sandstone tenement building with a fully glazed display window.

Accommodation

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

Gross Frontage:	10' 10"	(3.3m)
Net Frontage:	9' 1"	(2.76m)
Net Internal Area:	341 ft ²	(31.6m ²)

Rating

We understand the property is entered in the Valuation Roll for 2020/2021 as follows:

Rateable Value: £4,500

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



Archive Photograph

Terms

The property is available on a new full repairing and insuring lease for a period to be agreed.

Rent

Rental offers in the region of £8,000 per annum are invited.

VAT

All terms are quoted net of VAT where applicable.

Entry

Entry can be provided upon completion of legal formalities.

Legal Costs

Each party to be responsible for their own legal costs with the ingoing Tenant responsible for any LBTT/registration fees.

EPC

The subjects have an EPC Rating of 'G', further details on request.

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

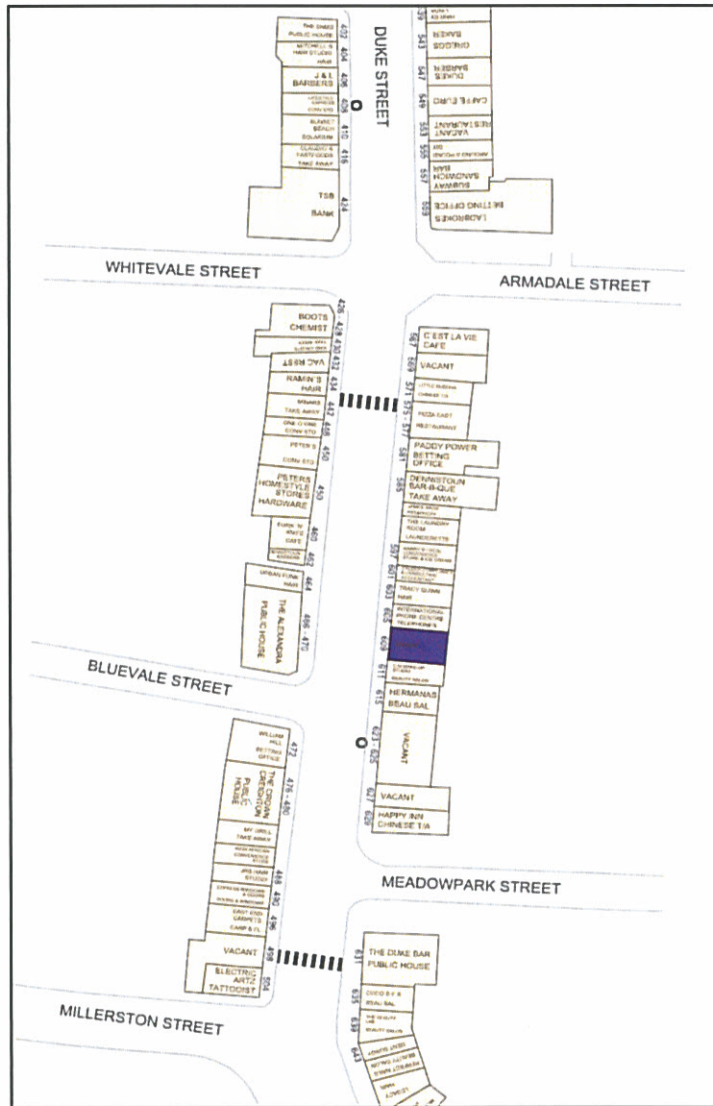
Strictly by appointment through the sole agents;

Whitelaw Baikie Figs
81 St Vincent Street
Glasgow

Contact:
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LOCATION PLAN



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