

# DM HALL

# For Sale

## RETAIL

FIXED PRICE - £165,000

1007 Aikenhead  
Road, Glasgow,  
G44 4SF



43.45 SQ M  
468 SQ FT



# Property Details

- Attractive retail premises in close proximity to Hampden Park.
- Benefitting from Class 3 (Hot Food) consent.
- Excellent transport connections.
- 100% rates relief, subject to occupier status.
- Offers over £165,000 invited.

## Location

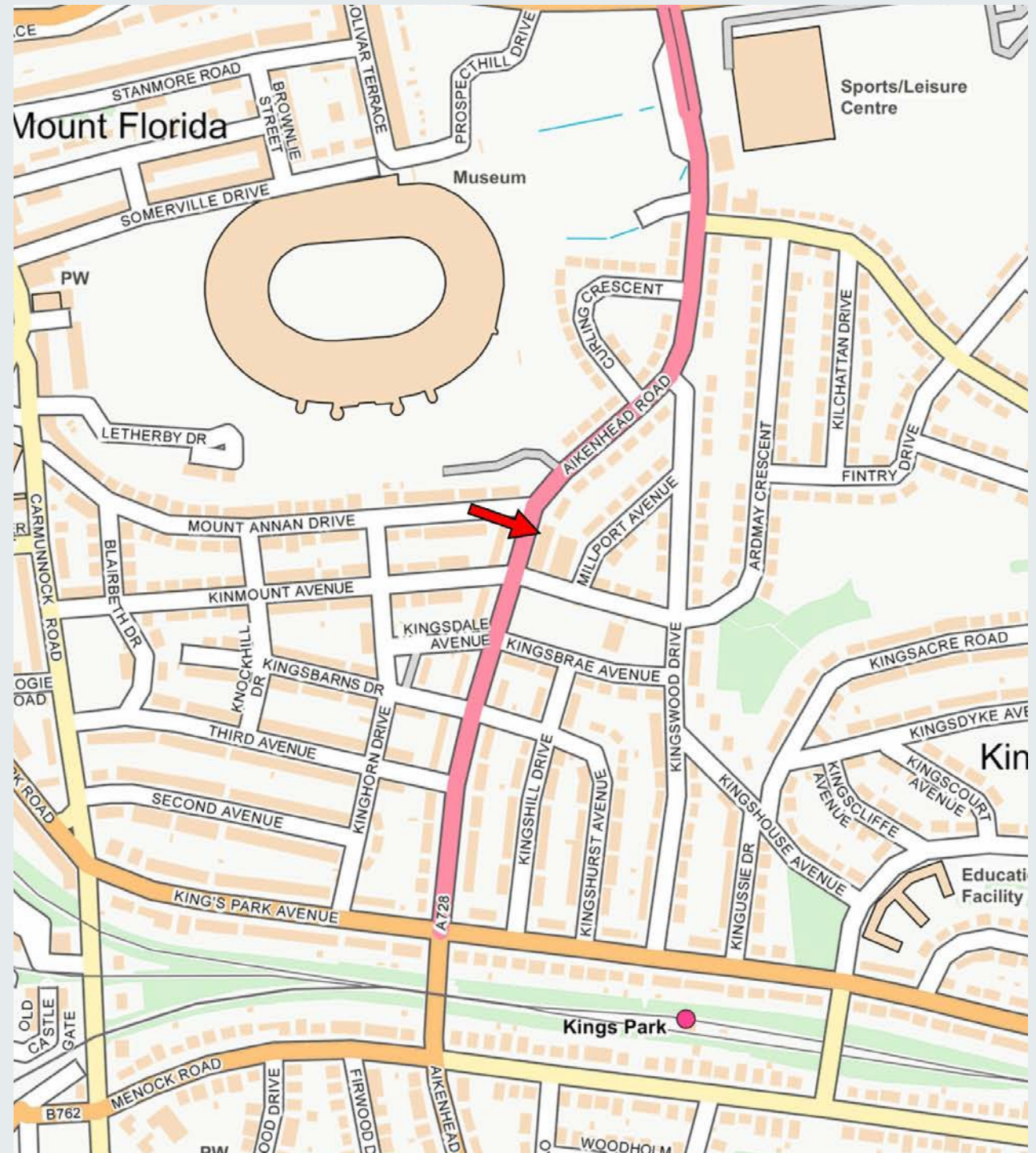
The subjects are located on the southern side of Aikenhead Road, forming the B766 within the Mount Florida area of Glasgow's southside. Glasgow City Centre lies approximately 5 miles to the north.

The immediate surrounding area is mixed in nature including retail, leisure and residential occupiers. Nearby occupiers include Eli Café, BBQ Palace, Day-today Express and The Beechwood.

The subjects are within close proximity to Hampden Park, the national stadium of football in Scotland and home to Scotland's national football team.

There are excellent transport links available with King's Park train station within a short walk. Local bus routes are located along the parade. The M74 and A77 providing access to the M8 Motorway are within a short drive.

The approximate location of the subjects is shown on the appended plan.



# Property Details

## Description

The subjects comprise a mid-terraced retail unit of traditional brick construction and surmounted by a pitched roof.

Internally, the subjects were previously used as a fish and chips takeaway and are of rectangular shape accommodating a front sales area with storage and toilet facilities to the rear. Additional storage is provided at mezzanine level and accessed by ladders.

Access to the premises is through a single entrance door from Aikenhead Road, protected by electric roller shutters. An additional entrance can be accessed to the rear of the premises from the lane.

The subjects benefit from Class 3 (Hot Food) Consent.

## Accommodation & Floor Areas

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal basis and is as follows:

Floor	sq m	sq ft
TOTAL	43.45	468

## Non Domestic Rates

Rateable Value - £9,500.

The subjects qualify for 100% rates relief under the Small Business Bonus Scheme, subjects to occupier status.

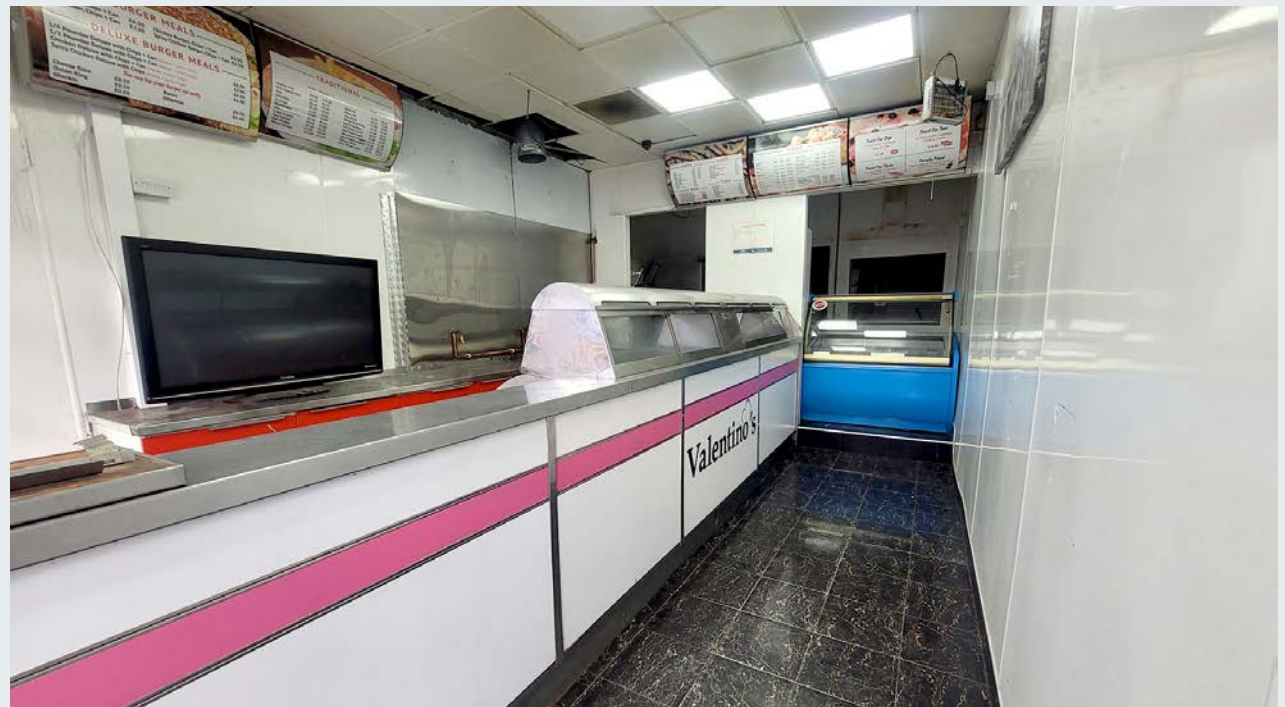
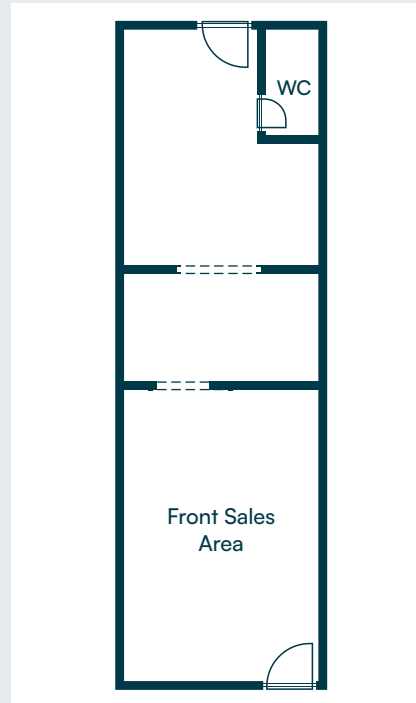
Please note that a new occupier has the right to appeal the current assessment.

## Fixed Price

£165,000 invited.

## Energy Performance

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.





# Property Details



## Legal Costs

Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT

All prices quoted are exclusive of VAT which may be chargeable.

## Anti Money Laundering

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

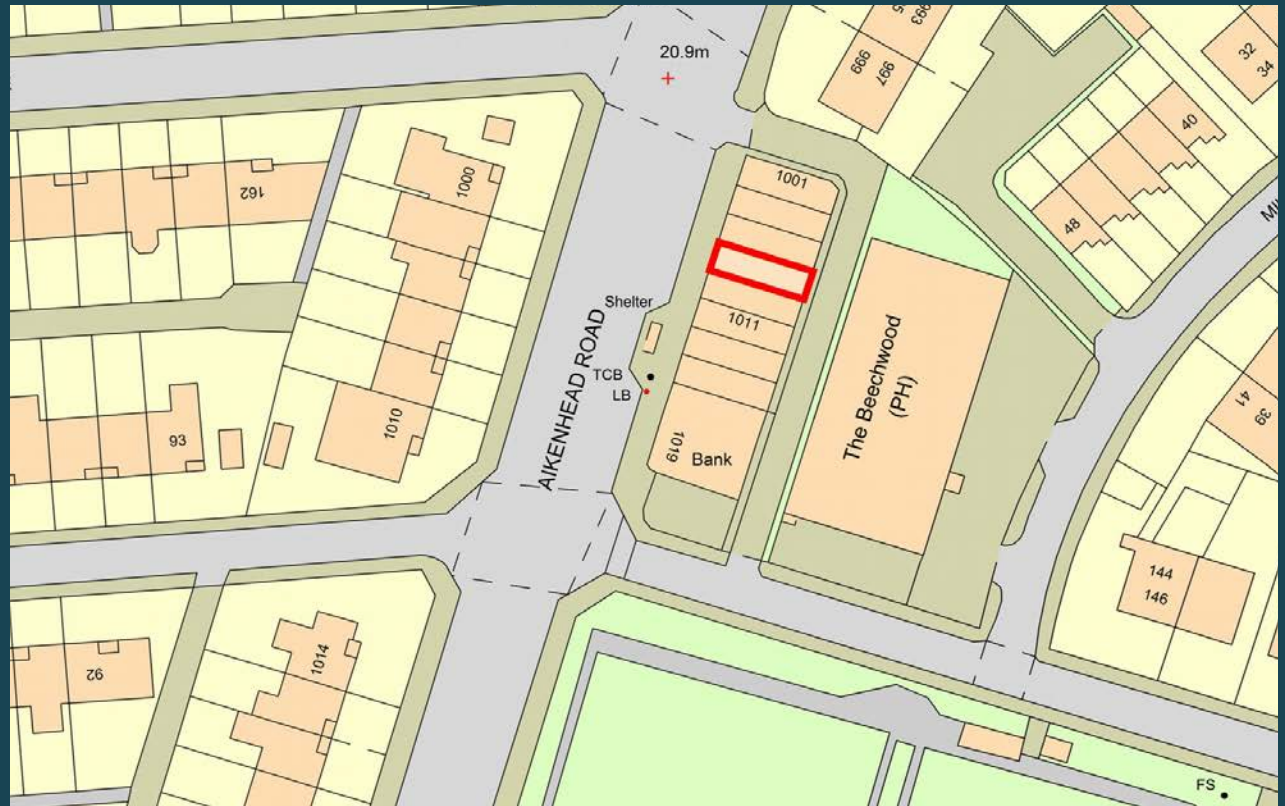
## Viewing Arrangements

Strictly by contacting the sole selling/letting agents.

**DM HALL**



Regulated by  
**RICS**



## Make an enquiry

Leah.Sellers@dmhall.co.uk

07879 626448

Claire.Hutton@dmhall.co.uk

07876 541654

**DM Hall Commercial Department**

12 Bothwell Street

Glasgow, G2 6LU

0141 332 8615

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