

# DM HALL

## For Sale/ May Let

**Retail**

427 Shields Road,  
Glasgow,  
G41 1NY



20.25 sq m  
(218 sq ft)



# Property Details

- Attractive retail premises.
- Excellent transport links available.
- 100% rates relief subject to occupier status.
- Offers over £30,000 invited.

## LOCATION

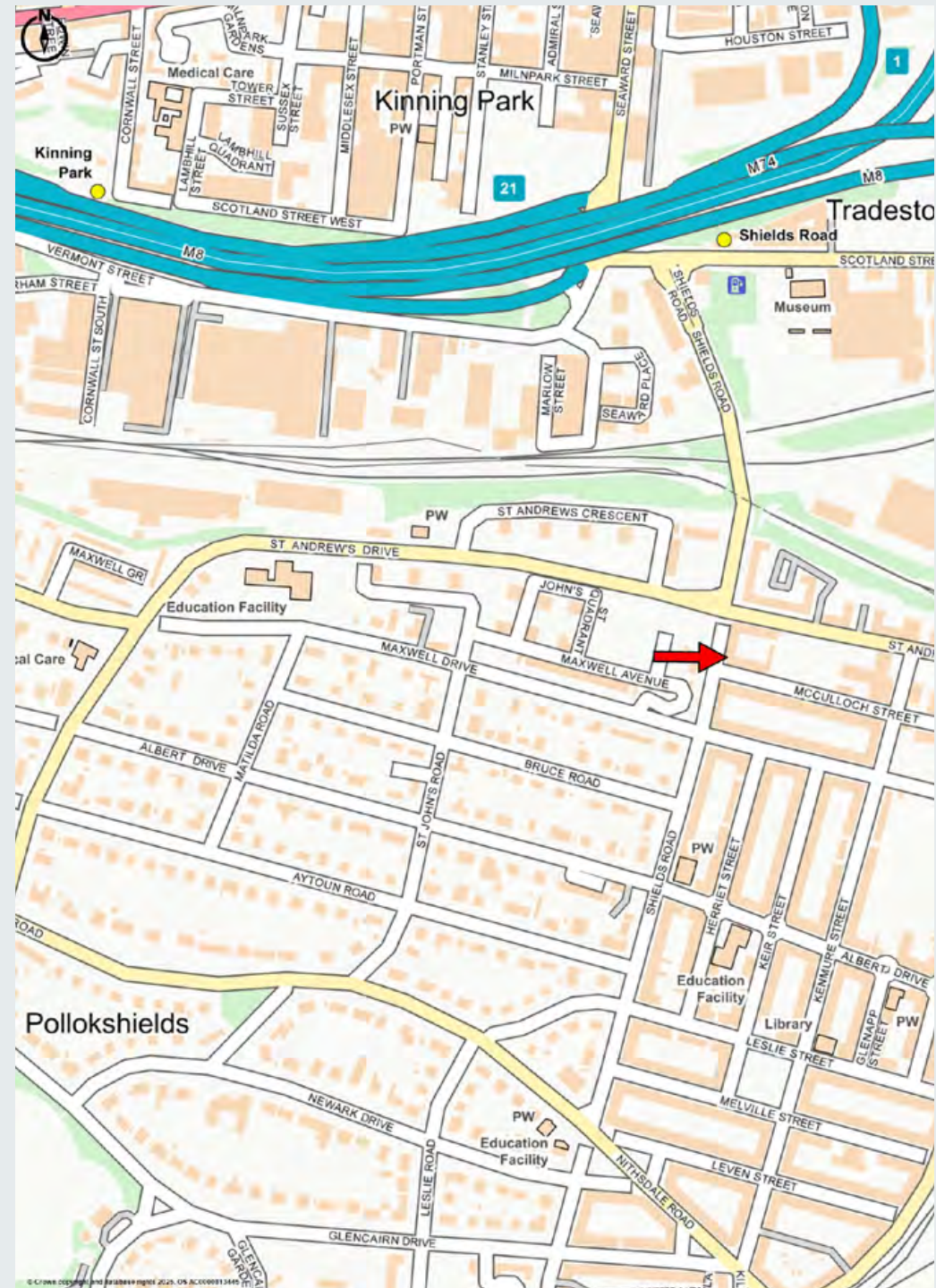
The subjects are located on the north side of Shields Road at its junction with McCulloch Street in the Pollokshields area of Glasgow. Glasgow city centre lies approximately 2 miles north.

There are excellent transport links in the immediate vicinity with Shields Road railway station within a short distance and regular bus routes accessed from Albert Drive and St Andrews Road.

The surrounding area is mixed in nature with predominantly retail occupiers at ground floor level and residential premises above.

Nearby occupiers include Neda beauty and nails, Sherry's smoke house, Shields Road Dental Practice and Pepe's.

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



# Property Details

## DESCRIPTION

The subjects comprise a ground floor mid terraced retail unit within a 3-storey traditional sandstone tenement building, surmounted by a pitched roof.

Internally, the subjects are arranged to provide a front/sales area with a kitchenette and WC to the rear.

The subjects benefit from electric roller shutters.

## ACCOMMODATION

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

20.25 sq.m. (218 sq.ft.)

## ENERGY PERFORMANCE

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

## NON-DOMESTIC RATES

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £1,900 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property may be eligible for 100% rates relief.

## SALE TERMS

Offers over £30,000 invited.

## LEASE TERMS

Please contact the agent for further 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.





# Property Details

## VIEWING ARRANGEMENTS

Strictly by contacting the sole selling/letting agents.

## 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 purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



## Make an enquiry

Leah Sellers  
07879 626 448  
leah.sellers@dmhall.co.uk

**DM Hall Commercial Department**  
28 Bothwell Street, Glasgow, G2 6NU  
0141 332 8615

**DM HALL**



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**RICS**

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