

ON THE INSTRUCTIONS OF **LCP**

# TO LET

Retail Premises

313 Kilmarnock Road,  
Shawlands, Glasgow,  
G43 1TT



## LOCATION

Shawlands is a major residential suburb situated on the south side of Glasgow, approximately 4 miles to the south of the city centre and 10 miles east of Glasgow Airport. Transport connections are excellent with Kilmarnock Road serving a busy bus corridor, whilst Pollokshaws East train station is situated adjacent.

Kilmarnock Road forms the main commercial and retailing thoroughfare for the Shawlands area. The surrounding locale comprises an established mix of residential and commercial occupiers. Retail/leisure occupiers in the immediate vicinity include Tesco Express, Barnardo's, Beds Shawlands and Papa Johns.

## PLANNING

The property is classed as Class 1 retail use. Other uses may be suitable subject to planning permission.

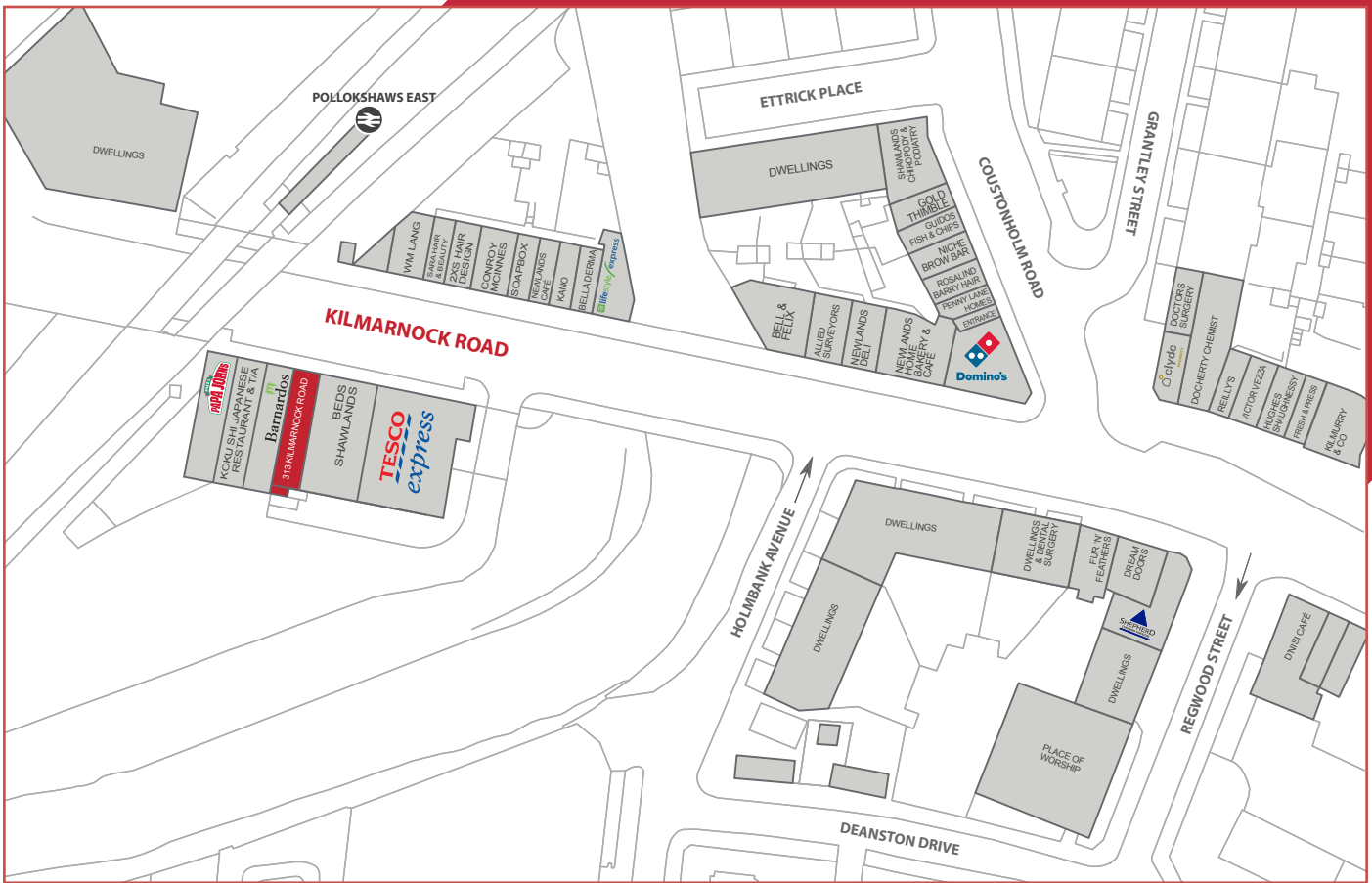
## DESCRIPTION

The subject property comprises a prominent unit arranged over ground floor providing significant frontage onto Kilmarnock Road. We have been advised by our clients that the premises extend to the following approximate areas:

AREA	SQ FT	SQ M
Ground	1,111	103



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## TERMS

The property is available by way of a new Full Repairing and Insuring lease. Term to be agreed.

## RENT

Rental information upon request.

## RATES

We are verbally advised by the Local Rating Authority that the rating assessment is as follows:

Rateable Value - £17,200

Rates Payable - £8,428pa (before small business bonus scheme)

## LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the incoming tenant being responsible for tax, registration dues and VAT incurred thereon.

## EPC

A copy of the Energy Performance Certificate is available to genuinely interested parties on request.

## VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole letting agent:

**Donald M Syme**

Syme Property Consultancy

T: 0141 285 7943

E: [donald@symeproperty.co.uk](mailto:donald@symeproperty.co.uk)

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