



SHAWLANDS GLASGOW RETAIL & LEISURE OPPORTUNITIES

- Situated in the heart of Shawlands on the busy Kilmarnock Road
- Less than 3 miles south of Glasgow City Centre
- Well-established and affluent suburb
- Existing tenants include: **Boots, Sainsbury's, Lloyds, Card Factory, Pure Gym and Wetherspoons**



UNIT	AREA SQ FT	AREA SQ M	RENT & SERVICE CHARGE	RATEABLE VALUE
UNIT 7 (Z)	3,367	312.80	£35,000 pa plus VAT	£15,400 pa (can be appealed)
KILMARNOCK ROAD UNITS				
UNIT B	660	61.36	£17,500 pa plus VAT	£10,100 (small business will likely be exempt from paying rates)



FURTHER INFORMATION

For further information please contact the joint agents:



Stephen Gunn
0141 221 3500
07747 733 301
stephen@gunnproperty.co.uk

Gunn Property Consultants on their own behalf and for vendors or lessors of this property, whose agents they are, give notice that: 1/ The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2/ No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3/ The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4/ Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5/ Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. November 2022.