

LOCATION

Duke Street is located in the east end of the city approximately 3 miles from George Square. The property is situated on the north side of the street close to the corner with Hillfoot Street. Duke Street is a busy arterial thoroughfare with a number of established independent retailers nearby.

DESCRIPTION

The subjects comprise a single windowed unit arranged over ground and mezzanine floors of a traditional stone built tenement building under a pitched and slated roof. Internally the accommodation comprises a front sales area with rear office & WC. The mezzanine area provides additional staff/storage accommodation.

ACCOMMODATION

The property has the following Net Internal Areas :

Ground Floor:	41.27 sq m	444 sq ft
Mezzanine:	14.83 sq m	160 sq ft
TOTAL:	56.10 sq m	604 sq ft

TERMS

Rental offers in excess of **£9,500 per annum** are sought. There is no VAT on the rent.

RATES

We understand the property is entered in the Valuation Roll with a Rateable Value of £7,600. Under the current Small Business Bonus Scheme 100% relief could be available. Further information is available from www.scotland.gov.uk and business.rates.enquiries@scotland.gsi.gov.uk

LEGAL COSTS

Each party will be responsible for their own legal costs. Any ingoing tenant will be responsible for any Stamp Duty Land Tax, Registration dues and VAT thereon.

FURTHER INFORMATION

For further information and viewing arrangements please contact:

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