

TO LET

78-80 Kilmarnock Road

Glasgow

G41 3NN

Retail / Office Premises



LOCATION

The subject property is located within the Shawlands area of Glasgow, which lies approximately three miles south of the city centre.

More specifically, the unit is situated on the west side of Kilmarnock Road, a short distance to the south of its junction with Pollokshaws Road.

Kilmarnock Road is a busy main arterial route with high volumes of passing traffic connecting Shawlands with neighbouring residential areas.

Notable surrounding occupiers include B&M, Iceland, Boots, Holland & Barrett, William Hill and ORO.

DESCRIPTION

The subjects are arranged over ground and first floors and extend to the following approximate areas:

Ground:	168.51 sq m	1,814 sq ft
First:	8.67 sq m	847 sq ft
Total:	247.18 sq m	2,661 sq ft

TENURE

The property is held on an effective Full Repairing and Insuring lease, expiring 26 April 2028. The premises are available on flexible terms by way of either a sub-letting or assignment.

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