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**TO LET**

**Unit A, Dalmarnock Road, Dalmarnock, Glasgow**

- ✔ Part of a Clyde Gateway Regeneration Area
- ✔ Next to Dalmarnock Railway Station
- ✔ Close to Celtic Park and Emirates Arena
- ✔ Class 1A (Retail & Professional Services) Permitted

Commercial Valuation | Agency | Investment Advice  
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## LOCATION

The property is located in Dalmarnock, an improving residential area lying to the east of Glasgow city centre. It neighbours Dalmarnock Railway Station which was upgraded as part of the Commonwealth Games in 2014 and sits in the shadows of Celtic Park and Emirates Arena. The property forms part of a Clyde Gateway Residential Regeneration Area with investment in excess of £1billion being committed to provide a mix of housing and commercial space supported by the excellent road and public transport infrastructure already in place.

The unit enjoys excellent frontage on to Dalmarnock Road, immediately to the east of the railway station and Swanston Street which leads to Magenta Business Park on the south side of the River Clyde.

## DESCRIPTION

The property comprises a new build retail unit on the ground floor of a six storey residential block of flats. The block forms one of five within this development. The unit benefits from a full height glazed frontage overlooking a well-designed urban realm with trees and seating areas to encourage utilisation of the space and become a focal point for local residents.

## FLOOR AREA

The GIA of the unit is 64.50 sq m (646 sq ft).

## PLANNING

Uses within Class 1A (Retail & Professional Services) are acceptable with permission to trade between 8am and 8pm daily. We understand the local authority may consider revising the trading hours on application.

## RATING ASSESSMENT

The unit will require to be assessed.

## TERMS

Our client is seeking a rent of £15,000 per annum on full repairing and insuring terms for a period to be agreed.

## SERVICE CHARGE

The unit will be subject to Service Charge. This information will be provided on request.

## VAT

VAT is applicable.

## OFFERS

In the normal Scottish form addressed to this office.

## ACQUISITION COSTS

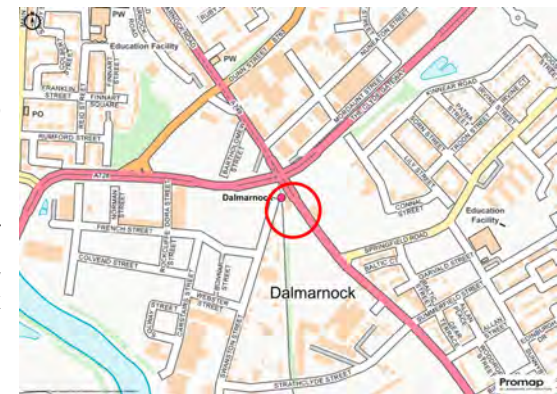
Each party shall be responsible for their own legal costs incurred in connection with the eventual tenant liable for any Land Building and Transaction Tax (LBTT) and VAT thereon.

## DATE OF ENTRY

To be mutually agreed.

## ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.



## VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent, Allied Surveyors Scotland Ltd

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