

# To Let

## Retail Unit

### 104 Langland Road, Glasgow, G51 3BU

Rent: **£5000-£6000** per annum

Potential Sale Price: Offers Over **£35,000**



#### Size

The property is approximately 300sqft

#### Lease

The subjects are offered on the basis of a new Full Repairing and Insuring Lease. Rental offers will be considered in the region of £5,000 Years 1 - 3 £6,000 Years 4 - 10

#### Rates

Any potential occupier may qualify for 100% rates relief under the Small Business Bonus Scheme.



Looking To Rent are delighted to bring to the market this ground floor commercial unit based on Langlands Road, Govan. The unit is nestled in between an array of shops, hairdressers, florists and the popular Govan Market.

This single story commercial unit has a mezzanine level with a toilet, the ground floor is open plan with a kitchen area to the rear.

The property further benefits from roller shutters on the front window and door and street parking,

We would highly recommend early viewings to save disappointment.

Viewings are strictly through Looking To Rent, email enquiries must provide a mobile number.

To arrange a viewing please contact the office on 0141 550 2255 or alternatively email [info@lookingtorent.co.uk](mailto:info@lookingtorent.co.uk)

Deposit **£1250.00**  
Available From: **1/02/2020**  
EPC Rating: **TBC**

