

# To Let

## CLASS 1 RETAIL UNIT

### 134 Sword Street, Dennistoun, Glasgow, G31 1SF

Rental: **£600.00** per calendar month.



#### Size

The property is approximately 359 sqft (33.4 sqm)

#### Lease

The subjects are offered on the basis of a new Full Repairing and Insuring lease on flexible lease terms.

#### Rates

Rateable value £5300.00 per annum.  
Property may qualify for small business exemption



Looking To Rent are delighted to present to the market this well-positioned Class 1 retail unit located in the popular Dennistoun area of Glasgow.

The property extends to approximately 359 sq ft (33.4 sq m) and offers a flexible layout comprising a front retail area, rear workspace/storage area, kitchen facility, and WC. The premises benefit from a prominent UPVC shop frontage together with two electric security shutters, providing excellent visibility and security.

This unit is well suited to a range of retail or commercial uses and is situated within a busy residential location with good local footfall and easy access to Glasgow City Centre.

The property has a Rateable Value of £5,300 and may qualify for 100% Small Business Bonus Scheme Relief, subject to occupier eligibility.

The premises are available on a Full Repairing and Insuring (FRI) lease at a rent of £600 per calendar month (£7,200 per annum). A deposit of £1,800, equivalent to three months' rent, is required.

For further information or to arrange a viewing, please contact Looking To Rent.

**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 **£2000.00**  
Available From: Immediately  
Agent Registration Number: LARN1908034

