



## SHOP / OFFICE FOR SALE

937 Tollcross Road, Glasgow

### LOCATION:

On the north side of Tollcross Road close to its junction with Wellshot Road to the east of Glasgow city centre.

Tollcross Road is a continuation of Gallowgate from the city centre and is a busy arterial route serving the eastern suburbs of Glasgow.

Neighbouring and nearby occupiers are predominantly of a local independent nature and include café/takeaway, Bargain Store, make up studio, hair and beauty, Coral bookmakers, convenience store, IT repairs.

On street parking is available on sections of Tollcross Road and there are bus stops nearby for travel in both directions.

### HAMILTON OFFICE:

Suites 7 & 8 Waverley  
House  
Caird Park, Hamilton  
ML3 0QA

### CONTACT US

01698 891 400  
[www.wbcs.co.uk](http://www.wbcs.co.uk)

## DESCRIPTION:

Part of the ground floor of a four storey sandstone tenement building.

Protected by two roller shutters, single display window and recessed door to retail area, previously entirely open plan and now partitioned to form front and back shop with small office/store and toilet to the rear.

## AREA:

297 sq ft/27.6 sq m or thereby net internal area.

## RATEABLE VALUE: £4,700

For qualifying occupiers, 100% rates relief may be available under the Scottish Government's Small Business Bonus Scheme. Prospective purchasers should confirm the position for themselves.



## ENERGY RATING: G

## PRICE:

**OFFERS OF £35,000 are invited.**

In the first instance, all offers should be submitted to Mr Cameron of this office.

## VIEWING:

**STRICTLY** by appointment through ourselves as agents.



**REF: R513 Prepared Jan 2019**

## NOTICE

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