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# PEARSONS

## ELECTRICAL

64 Moncur Street, Glasgow, G40 2SL

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MCEWAN FRASER LEGAL IS DELIGHTED TO PRESENT TO THE MARKET THIS DOUBLE FRONTED RETAIL UNIT WHICH IS LOCATED RIGHT IN THE HEART OF THE BARRAS, GLASGOW.

The property had been owned and occupied by the current proprietors family for over 80 years and has been well maintained and looked after throughout that time.

The property is located at street level and is a double fronted retail unit. It is a great size shop at approx 260m<sup>2</sup>. There is a car park to the rear of the property which means with the correct consent there is an opportunity to split the property into two units.





The property is accessed through the main door on Moncur Street and leads straight into the main shop floor where you will find a counter at each side and plenty of room for free-standing display cabinets. At the front of the shop, there are two large display windows at street level.





To the rear of the property, there is a further retail space, with an existing serving counter and display shelves. Here you will find access to the car park at the back of the property which is off of Bain Street. There is a further storage room to the rear, access to a floored attic area, staff kitchen and WC.

Additional benefits include substantial metal shutters to windows & main entrance, CCTV and an intruder alarm system.

The owners currently run an established electrical supplies business 'Pearsons Electrical' from the premises which can be sold by separate negotiation.

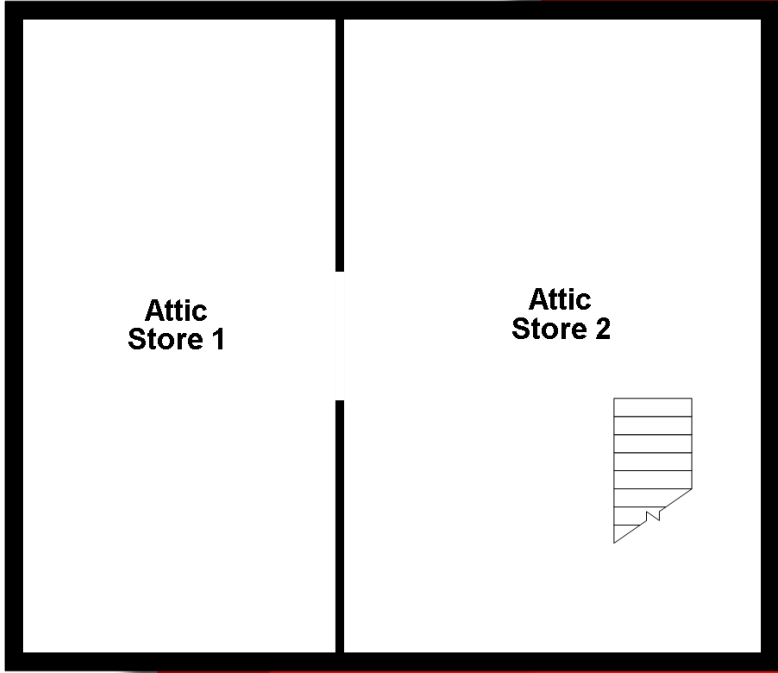
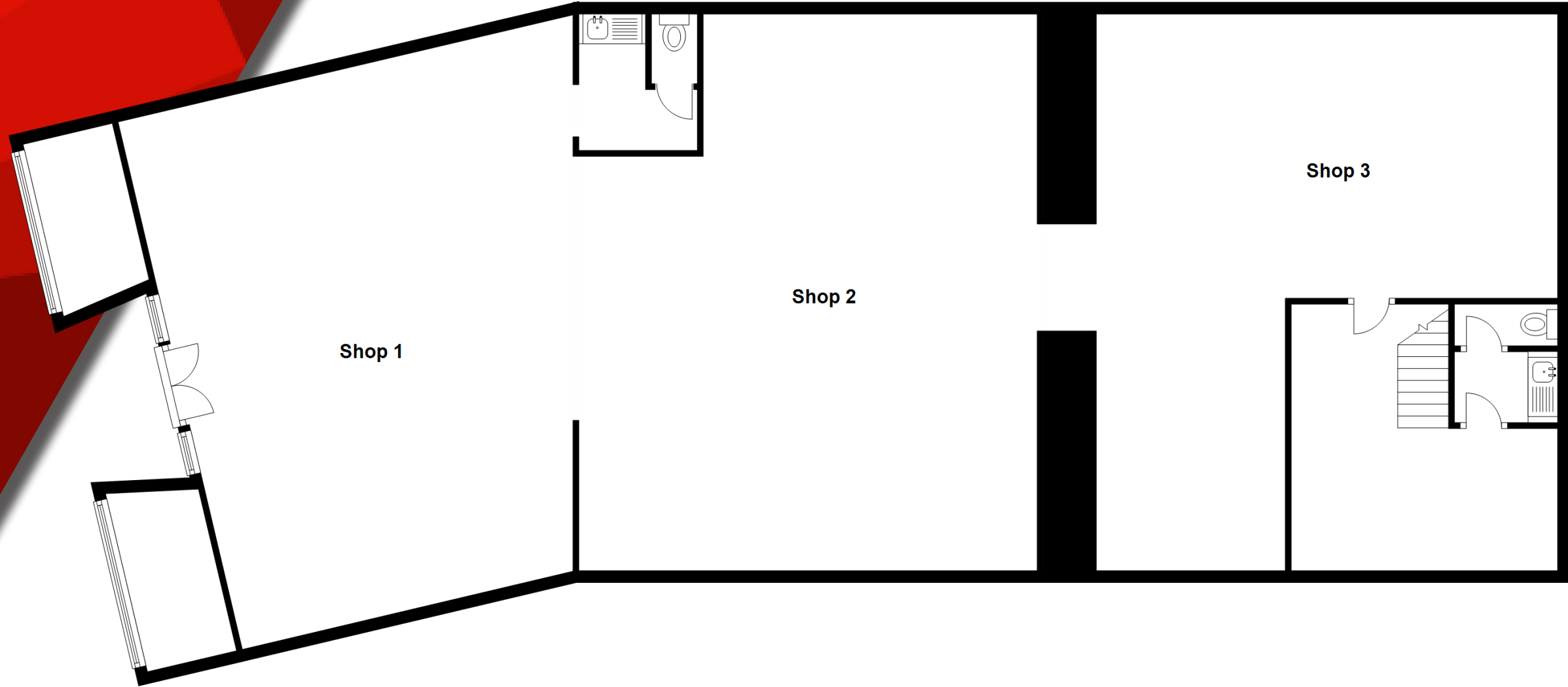
Overall this unit offers a flexible opportunity to buy a double fronted, double-depth retail unit in a bustling area of Glasgow with many different end uses for the prospective buyer.











# FLOOR PLAN & DIMENSIONS

Approximate Dimensions  
(Taken from the widest point)

Shop 1	9.15m (30') x 7.88m (25'10")
Shop 2	9.40m (30'10") x 7.75m (25'5")
Shop 3	9.40m (30'10") x 7.80m (25'7")
Attic Store 1	7.00m (22'11") x 3.45m (11'4")
Attic Store 2	7.00m (22'11") x 4.60m (15'1")



LOCATED IN THE CITY'S GALLOWGATE AREA OF GLASGOW AND ON THE DOOR STEP OF THE FAMOUS 'BARRAS' MARKET MONCUR STREET IS A BUSTLING AREA WITH A HIGH FOOTFALL.

The Gallowgate has been identified within the East End Local Development Strategy as one of two significant 'Corridors of Change' within a major regeneration project being championed by Glasgow City Council. West of Scotland housing association has spent in excess of £10m in local developments

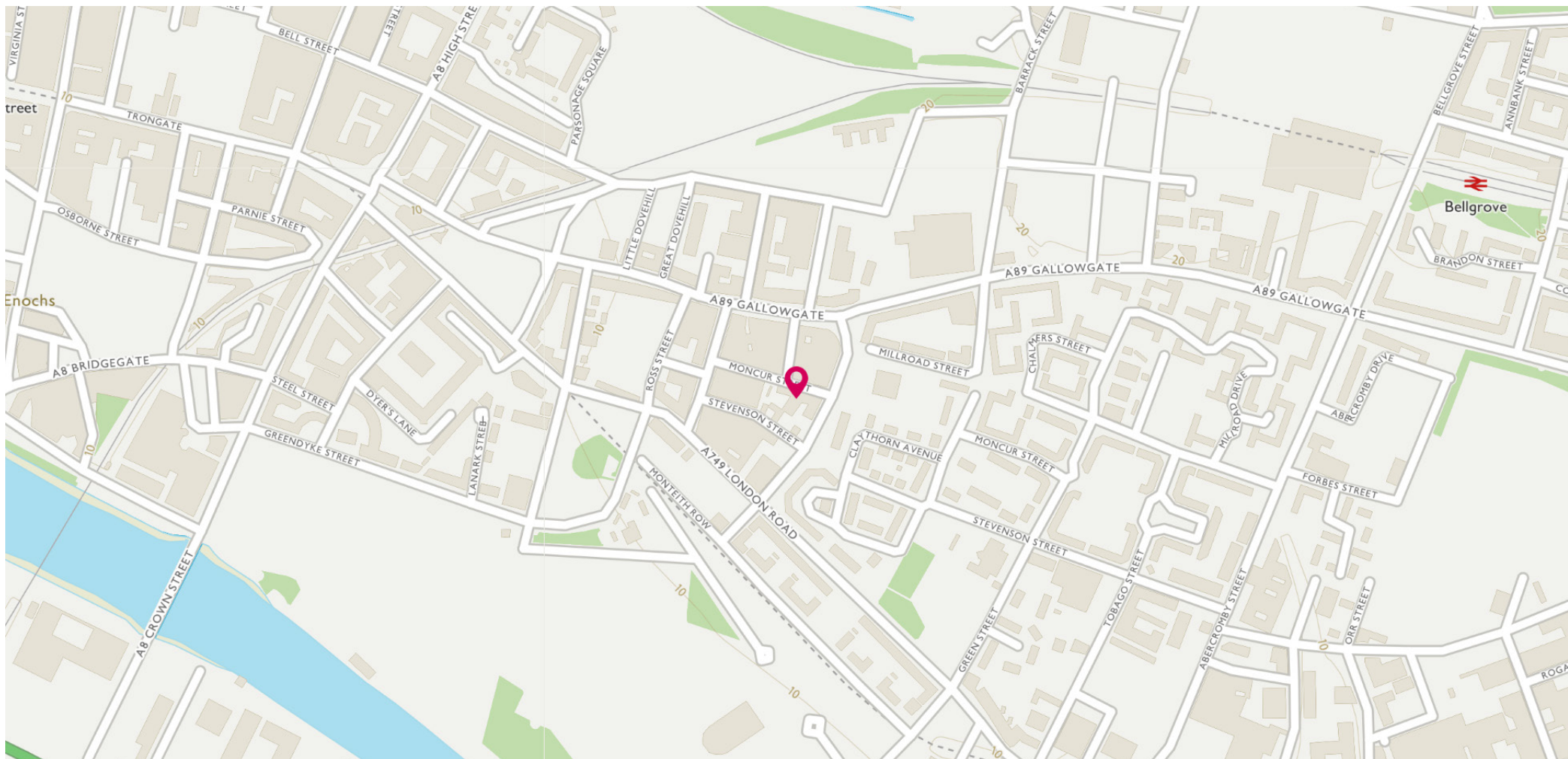
Moncur Street and Glasgow city centre is easily access by car, train and bus services.











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