



Retail Premises

125/127 Dumbarton Road, Glasgow G11 6PR

Location

The premises occupy an excellent location within the heart of Glasgow's West End. Glasgow has a vibrant student, retail and leisure sector and is widely regarded as the UK's most popular licensed and retail destination outside of London. Glasgow's popularity for leisure and tourism has continued to expand in recent years with major developments including the SSE Hydro arena, a world class events, conferences and music venue.

The West End of Glasgow is a desirable trading location with an affluent customer base and large student / young professional population. The premises are located on the south side of Dumbarton Road, a short distance from Partick Cross, the busy intersection connecting Byres Road, Cooperswell Street, within the heart of major recent student housing developments benefiting from a high percentage of foreign students. This adds to the highly desirable trading location.

Surrounding occupiers include Dumpling Monkey, Majestic Wine, Halo, T4 Bubble Tea, Curry Pot, Three Judges Pub, Catherines of Partick, Living Room and German Donner Kabab (fitting out). The premises are located close to the University of Glasgow's new £1bn campus redevelopment.

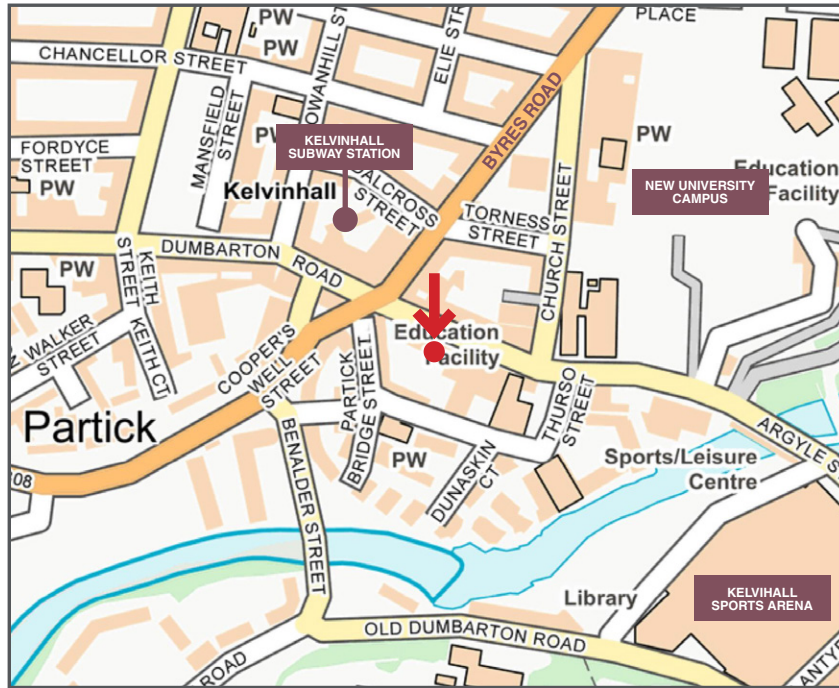
Description

The premises comprise two inter connected retail units located on the ground floor of a 5 storey red sandstone tenement providing extensive retail frontage.

The premises offer excellent retailing space with an office, and WC to the rear. There are reconfiguration options available if an occupier sees fit.

Floor Area / Dimensions

Frontage	9m	(28ft 6")
Depth	11.75m	(38ft 6")
Floor Area	79.50 sq m	(855 sq ft)



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Rent / Terms

Offers over £25,000 per annum exclusive of VAT.

The premises are available on a new long full repairing and insuring lease.

Business Rates

RV £14,800
Payable c. £7,250

The premises qualify for 100% Rates Relief under the Small Business Bonus Scheme. For further information please contact the Director of Finance at Glasgow City Council.

Common Charges

The Tenant shall pay the common / factoring charges for the maintenance of the common parts of the tenement.

Energy Performance Certificate

Band G. Available upon request.

VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

Legal Costs

Each party to be responsible for their own legal costs and outlays including VAT incurred.

Date of Entry

By arrangement.

Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 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 the transaction can proceed.

Viewing

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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. August 2021.