



Retail Premises benefiting from Class 2 Office Consent

500 Dumbarton Road, Glasgow G11 6SL

Location

The shop is situated on the north side of Dumbarton Road, close to its busy intersection with Crow Road, within the Partick area in the heart of Glasgow's West End. The local area is very much an emerging location with an excellent mix of retail, coffee shops and restaurants.

The premises lie approximately 2 miles west of the city centre. The surrounding area is densely populated consisting primarily of traditional tenement properties. The premises are located to the west of the principal retailing area of Partick and are also very close to the West End Retail Park. Surrounding retailers include Hot Doughnuts, Suissi Vegan Kitchen, Kode Beauty, Granny's Kitchen, Lavish West, Prosperity Financial Solutions, Glasgow Dyson Centre and Dicksons Chemists.

Partick Subway and train stations are a short distance with the subjects well placed for access to the Clydeside Expressway providing quick access to the city centre and motorway network.

There is on-street car parking to the front of the premises.

Description

The premises comprise ground floor retail benefiting from Class 2 office consent within a four storey red sandstone tenement.

The premises benefit from a modern shopfront with a centrally positioned glass entrance door. Electric operated security roller shutters are positioned internally and there is a security camera door. The shopfront signage is illuminated.

Internally the premises comprise a large open plan retail / office together with two private offices to the rear including a tea prep, storage and WC.

The finishes internally are a carpet floor, suspended ceiling with integrated light fittings, plaster walls and modern electric radiators. The offices are formed using glazed partitions. There is air conditioning and the premises are alarmed.



Floor Areas

Ground Floor: 1,155 sq ft (107.34 sq m)

Rent / Terms

Offers over £15,000 per annum.

The premises are available on a new Full Repairing and Insuring lease for a minimum term of 5 years.

Business Rates

RV: £11,100
Payable: c. £5,050

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

Common Charges

The tenant shall meet the premises share of the common / factoring charges payable for the maintenance of the common parts, together with the buildings insurance premium.

Energy Performance Certificate

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 bear their own legal costs and outlays including VAT incurred.

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. June 2022.