



Corner Positioned West End Retail Unit

598 Dumbarton Road, Glasgow G11 6JR

Location

The shop is situated on the north side of Dumbarton Road, close to it's junction with Exeter Drive, within the Thornwood area 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 occupiers include JT Collab & training Studios, The Wee Bakers, The Shower & Bathroom Centre, Post Office, Gaga Restaurant, Meadow Road, Found, Brunch and Bibi's Cantina.

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 a ground floor retail unit within a 4 storey red sandstone tenement.

The premises benefit from an extensive return frontage along the Exeter Street elevation and have a modern shopfront with a centrally positioned glass entrance door set behind an electric roller shutter.

Internally the premises comprise a an open plan retail area formerly utilised as a showroom, with a back shop tea prep and WC. We expect an incoming business will undertake a full refurbishment of the premises. The current finishes include a carpet floor, suspended ceiling with integrated LED light fittings and plaster walls. The premises are alarmed.

Floor Areas

Ground Floor: 790 sq ft (73.42 sq m)



Rent / Terms

Offers over £12,500 per annum are invited. There is no VAT payable on the rent.

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

Business Rates

RV: £10,400
Payable: c. £5,100

As the RV is under £12,000, 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.

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.

Energy Performance Certificate

Available upon request.

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

Marc Erunlu
marc@lapsleymcmanus.com

Lapsley McManus Property Consultants
Clyde Offices, 48 West George Street, Glasgow G2 1BP

info@lapsleymcmanus.com

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. May 2023

For further information please call today 0141 556 1222