



Retail Unit

(no rates payable subject to meeting qualifying criteria)

367 Dumbarton Road, Glasgow, G11 6BA

Location

The shop is situated on the south side of Dumbarton Road, midway between the junctions of Vine Street and Anderston Street within the Partick area of Glasgow, approximately 2 miles west of the City Centre.

The surrounding area is densely populated consisting primarily of traditional tenement properties. The premises are located within the principal retailing area of Partick and are close to Partick Underground and Train Stations and Morrisons Supermarket.

Surround retailers include Cafe Monza, Isabel's Supa Sew, Bradley's, Vaporized, Tease Hair & Make up, Flanagan & Co Solicitors, Down to Earth Cafe, Prince & Princess of Wales Hospice shop. Also nearby are TSB, Boots, Greggs, Santander and Optical Express.

Description

The premises comprise a compact well presented ground floor shop unit within a four storey sandstone tenement.

The accommodation consists of the main retail sales area together with a staff toilet to the rear. A ceiling hatch has been positioned to the rear of the shop providing storage options in the ceiling void.

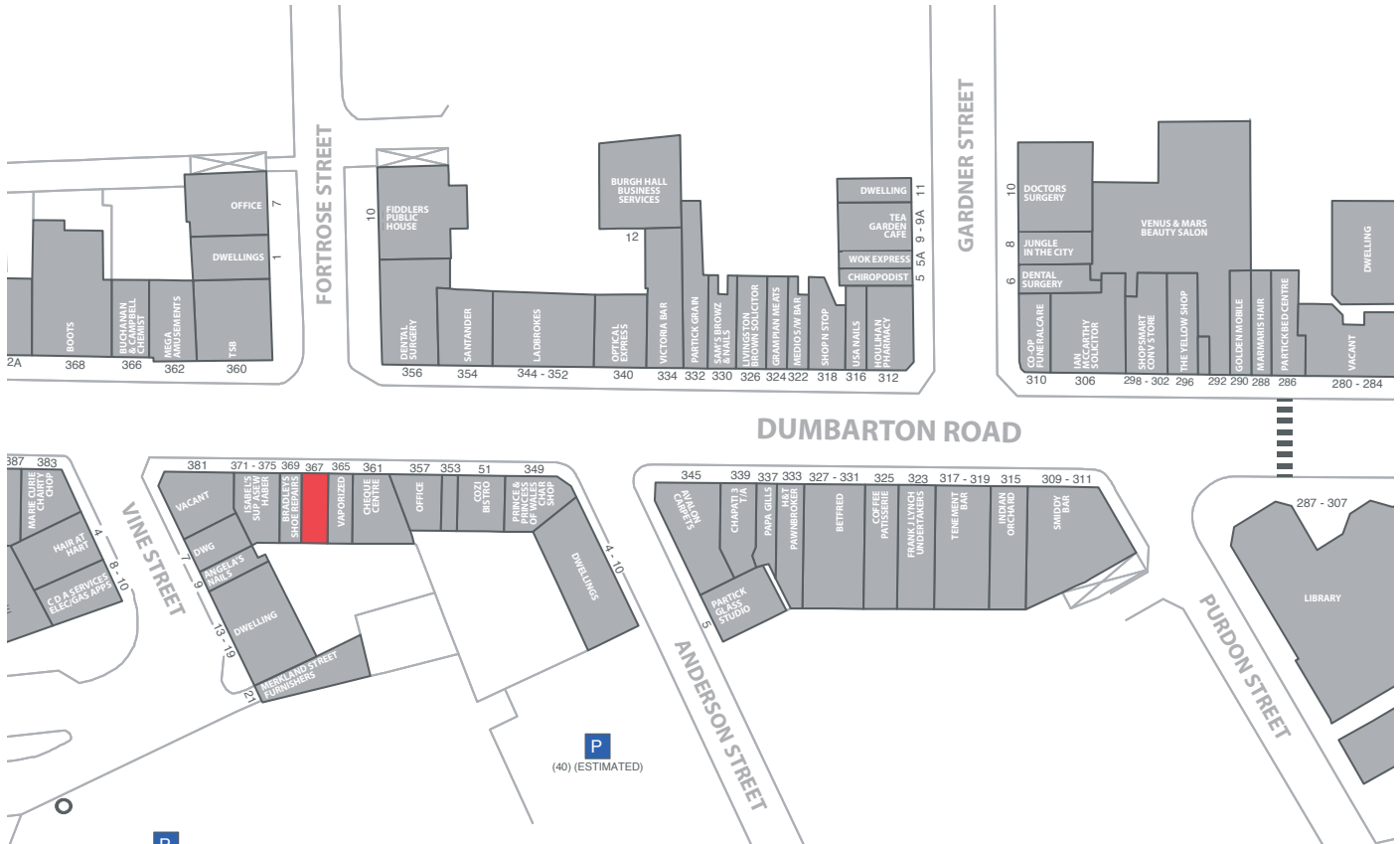
Accommodation

Gross Frontage:	3.45 m	(11 ft 4 ins)
Shop:	34.58 sq m	(372 sq ft)

Rent

Quoting rent - £11,500 pa.

For further information please call today 0141 556 1222



Lease

The premises are available on a full repairing and insuring basis for a minimum term of 5 years.

Business Rates

RV: £5,700
Payable: £2,736

The premises qualify for 100% Rates Relief under the Small Business Bonus Scheme. Further details can be obtained from the Director of Finance at Glasgow City Council.

Energy Performance Certificate

A copy of the EPC will be provided upon application.

Legal Costs

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

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.

Date of Entry

By arrangement.

Viewing

Marc Erunlu
marc@lapsleymcmanus.com

Lapsley McManus Property Consultants

72 Waterloo Street, Glasgow G2 7DA

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. August 2018.