

# **TO LET – RETAIL UNIT** Glasgow, 532 Great Western Road



- WELL CONFIGURED RETAIL UNIT
- HIGH FOOTFALL LOCATION
- FLEXIBLE TERMS AVAILABLE SUBJECT TO COVENANT

## LOCATION

The property is located on the north side of Great Western Road, which is one of the busiest arterial traffic routes in Glasgow, and is centrally positioned within a substantial and affluent surrounding residential area.

Nearby occupiers include **Domino's Pizza, BRG, Paesano Pizza, Cottonrake Bakery, Cook** and **Subway** amongst a strong line-up of independent retailers and food and drink outlets.

## DESCRIPTION

The premises comprise a ground floor retail unit benefitting from WC provision and ancillary accommodation. There is also a basement albeit this is accessed via a trapdoor and is presently in a condition that would not allow meaningful use. However the property extends to the following approximate areas:-

## ACCOMMODATION

Ground Floor	91.42 sq m	984 sq ft
Basement	82.50 sq m	888 sq ft
Total	173.92 sq m	1,872 sq ft

### USE

Class 1 (Retail) or Class 2 (Financial/Professional Services).

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## TERMS

The subjects are offered on the basis of a new full repairing and insuring lease of negotiable length, incorporating 5 yearly upward only rent reviews.

## RENT

Rental offers in excess of £25,000 per annum are invited.

#### RATES

We are verbally informed by the Local Authority that the 2017/18 Rateable Value of the shop is:

Rateable Value£18,700Commercial Rate Poundage£0.48(exclusive of water and sewerage rates)

## EPC

A copy of the EPC will be made available as required.

## **LEGAL COSTS**

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, tax, registration dues and VAT incurred thereon.

## VAT

All figures are quoted exclusive of VAT.

## VIEWING

Strictly by appointment via the sole agents:-

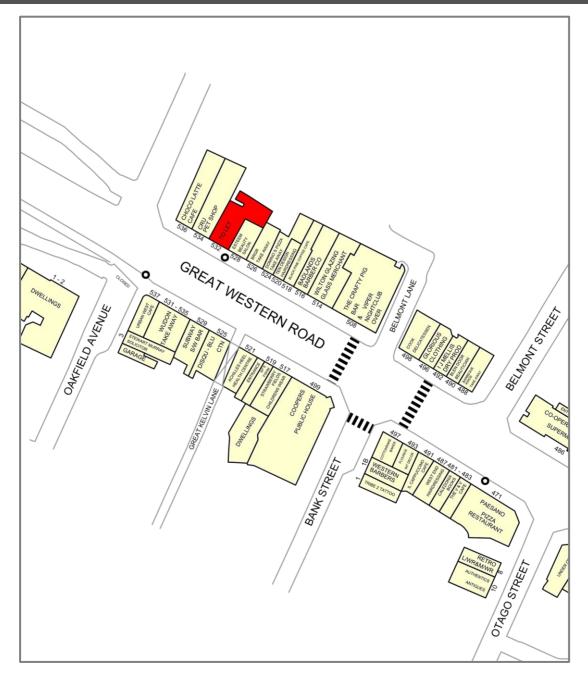
## **Reith Lambert**

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#### Not to scale.

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