

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:-

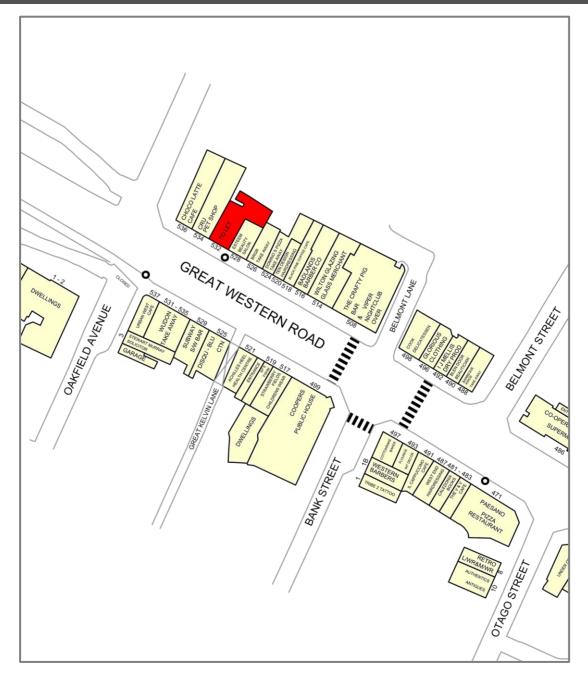
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Not to scale.

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