

Retail Unit To Let
683 Great Western Road,
Glasgow, G12 8RA



Large double fronted retail unit
occupying a prominent location
in Glasgow's West End

1,462 Sq Ft (135.82 Sq M)

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Description

The property comprises a double fronted shop unit within a four storey tenement. The accommodation is arranged mainly on the ground floor, comprising a large main sales area with ancillary accommodation. Additional storage and staff facilities are provided to the rear of the premises within a mezzanine level.

Location

The property is located on the south side of Great Western road, close to the junction with Cecil Street, a short distance from Byres Road.

The property forms part of the continuous parade of shops that occupy the ground floor of the tenement buildings fronting on to Great Western Road. Traders located nearby include Boots and Bread Meats Bread.

Accommodation

We have measured the property in accordance with the RICS code of measuring practice 6th Edition and have calculated the following approximate gross internal areas:-

Floor	Sq Ft	Sq M
Ground	1,267	117.71
Mezzanine	196	18.21
Total	1,463	135.92

Rental

Rental Offers of **£27,500 per annum** exclusive are invited.

Rates

We are verbally informed by the Local Authority that the Rateable Value of the subjects is:-

Rateable Value	£24,000
Commercial Rate Poundage	£0.498

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, registration dues and VAT incurred thereon.

VAT

All figures are quoted exclusive of VAT. The property is not elected for VAT and VAT may not be chargeable dependant on use.

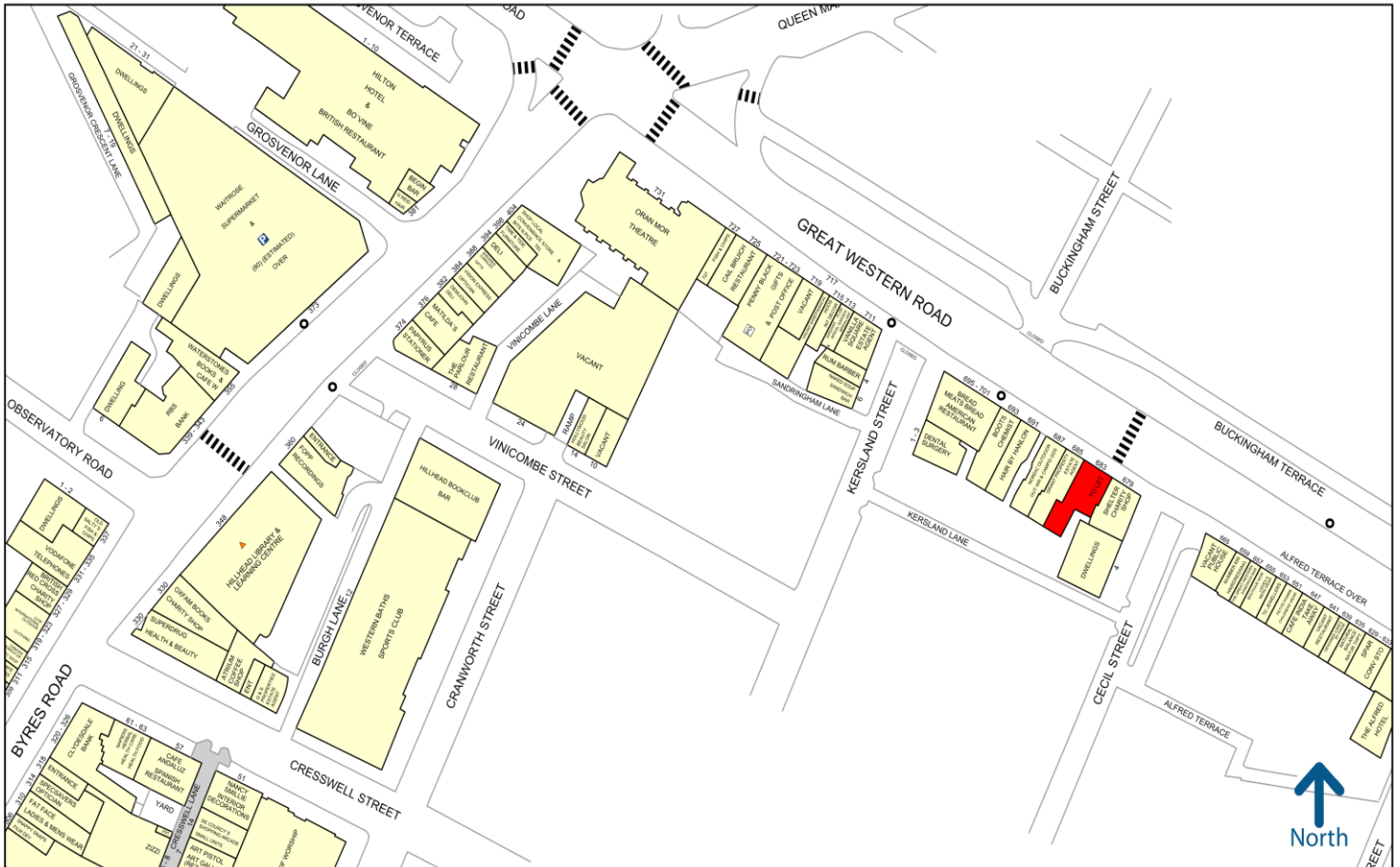
Viewing

Strictly by appointment via the sole agent:-

Drew Lambert

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0141 221 7575



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