

TO LET - PRIME RETAIL UNIT

1626 Great Western Road, Glasgow, G13 1HH



- Rarely available premises
- Rent £22,500p.a
- VAT Free
- 923sq ft

Location

The subjects are situated on the North side of Great Western Road, east of its junction with Anniesland Cross.

Neighbouring occupiers include Domino's Pizza, Paddy Power & Boots Pharmacy.

Description

The subjects comprise a ground floor retail unit contained within a 4 storey traditional tenemental sandstone building ,benefitting from an aluminium framed glazed frontage .Internally the property is fitted out to a good standard with floors overlain in laminated timber, lighting is provided by a way of fluorescent strips mounted on suspended acoustic tile ceiling, there is a small store room to the rear of the unit along with a W.C, office and tea prep.

Area

The property extends to the following approximate floor area.

Ground	923 sq ft	85.74 sq m
Total	923 sq ft	85.74 sq m

Rent

The premises are available on a new full repairing and insuring lease for a negotiable term, at a rent of £22,500pa.

Rates

The subjects are entered in the valuation roll as follows; -

Rateable Value £17,300
Commercial Rate Poundage £0.498

(Exclusive of water and sewerage rates)

EPC

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

Legal Costs

Each party shall bear their ow legal costs incurred in the transaction.

VAT

The property has not been elected for VAT.

Viewing

Strictly by appointment via the sole agent: -

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