



**407 GREAT
WESTERN ROAD
GLASGOW
G4 9JA**

TO LET

**PRIME RETAIL UNIT EXTENDING
TO 742 SQ FT (68.95 SQ M)
IN HEART OF GLASGOW'S
THRIVING WEST END**

LOCATION

The map shows the following details:

- Streets:** Kelvin Road, Park Road, Great Western Road, and Kelvin Bridge.
- Landmarks:** Kelvin Bridge, Kelvin Public House, Kelvin Bridge Club, and the Kelvin Bridge.
- Buildings:** Various residential and commercial buildings are shown, including a large 'To Let' property on Park Road.
- Other Features:** The map includes a 'To Let' sign on a building on Park Road, a 'Tesco' logo, and a 'Nerd' logo.



407 Great Western Road, Glasgow G4 9JA

Ground Floor	68.95 sq m	742 sq ft
	68.95 sq m	742 sq ft



RENT

Rental offers in excess of **£27,500 per annum exclusive** are invited.

RATING

The rateable value of the property is as follows:

Rateable Value £20,000
Commercial Rate Pounding £0.481

(exclusive of water and sewerage rates)

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.

EPC

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

VAT

All figures are quoted exclusive of VAT.

USE

Class 1A (Retail).

TERMS

Subject to vacant possession, the subjects are offered on the basis of a new full repairing and insuring lease of negotiable length.

FURTHER INFORMATION

Viewing strictly by appointment via the sole agents:

**Reith
Lambert**
Commercial Property Advisers

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