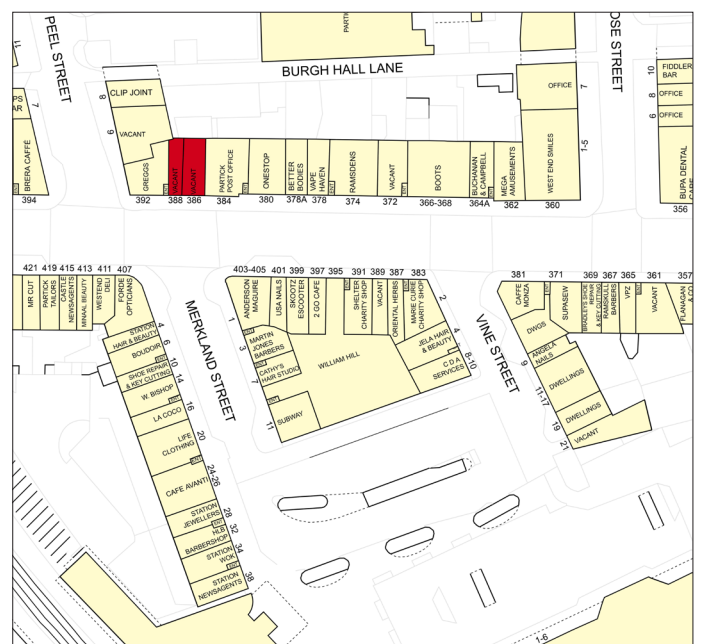




## 386-388 Dumbarton Road, Glasgow, G11 6RZ

- West End retail premises
- Highly prominent location
- Refurbishment opportunity
- Opportunity to sub-divide
- Would suit variety of uses



## LOCATION

The property is located on the north side of Dumbarton Road, close to its junction with Peel Street and Merkland Street, in the Partick area of the city.

This is a highly prominent and successful trading location in the west end of the city, with a substantial resident population. The units are located near to the Partick rail/bus and subway interchange.

Nearby occupiers include Boots, Greggs, Subway and many others. Crow Road retail park is located within 5mins walk and occupiers include McDonalds, Sainsbury, Marks & Spencer and Home Bargains.

## DESCRIPTION

The subjects comprise a substantial ground floor and basement property currently split to offer two retail units, forming part of the ground floor of a traditional sandstone tenement building under a pitched and slate clad roof.

The unit benefits from a significant frontage to Dumbarton Road. Internally the property is laid out to provide open plan areas with rear staff accommodation, and also benefits from substantial basement storage.

The premises will require to be refurbished by an ingoing occupier.

## ACCOMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate that the properties have the following approximate gross internal areas:

386 Dumbarton Road		
Floor	sqm	sqft
Ground Floor:	98.624	(1,062)
Basement:	117.51	(1,265)

388 Dumbarton Road		
Floor	sqm	sqft
Ground Floor:	45.94	(495)



## OPPORTUNITY

Our client is seeking to dispose of their heritable interest in the subject property. Preference will be given to unconditional offers for the premises.

## CLOSING DATE

It is likely that a Closing Date will be set for offers, as such interested parties are advised to note their interest in the property with the agents.

## RATING

The subjects are entered in the Valuation Roll with the following Rating Assesment:

### 386 Dumbarton Road

Rateable Value                      £17,600

### 388 Dumbarton Road

Rateable Value                      £7,600

## EPC

An EPC has been prepared for the subject property and is available for inspection.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction, however for the avoidance of doubt, the purchaser shall be liable for LBTT, Extract Copies and VAT thereon.

## To arrange a viewing please contact:



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## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: August 2025