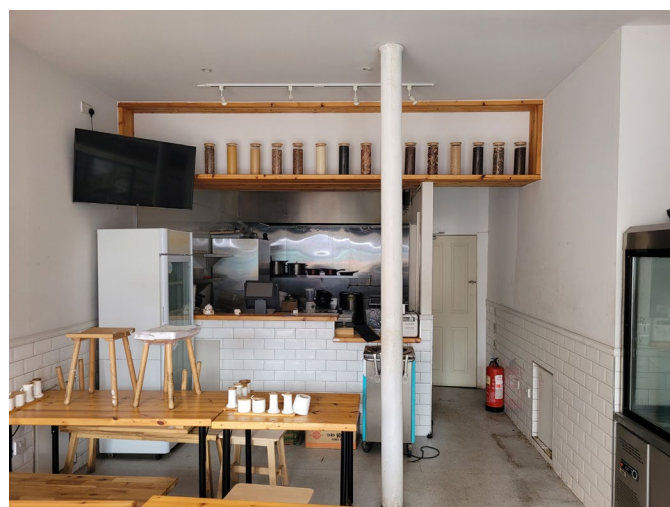




180 Dumbarton Road, Glasgow, G11 6XE

- Popular West End location
- Highly visible unit
- Rates Free
- Extends to approximately 50.87sqm (548sqft)
- Rental offers in excess of £17,500 per annum



LOCATION

The subjects are located on a prime section of Dumbarton Road, near its junction with Byres Road, in the Partick area of the west end. This area of the city is a thriving suburb with a substantial residential population.

The unit is located on the north side of Dumbarton Road, between Byres Road and Dowanhill Street. Kelvinhall Underground Station is located adjacent to the subjects. Nearby traders include a large variety of F&B outlets and retail premises.

DESCRIPTION

The subjects comprise a retail unit on ground floor only, which forms part of a larger three storey blonde sandstone tenement. The unit benefits from a large glazed shop front.

Internally the property offers an open plan retail space with toilet and rear storage areas.

Please note that the property has a retail planning consent, but may be suitable for alternative uses.

ACCOMMODATION

The property has the following approximate floor areas:

Net Internal Area: 50.87sqm (548sqft)

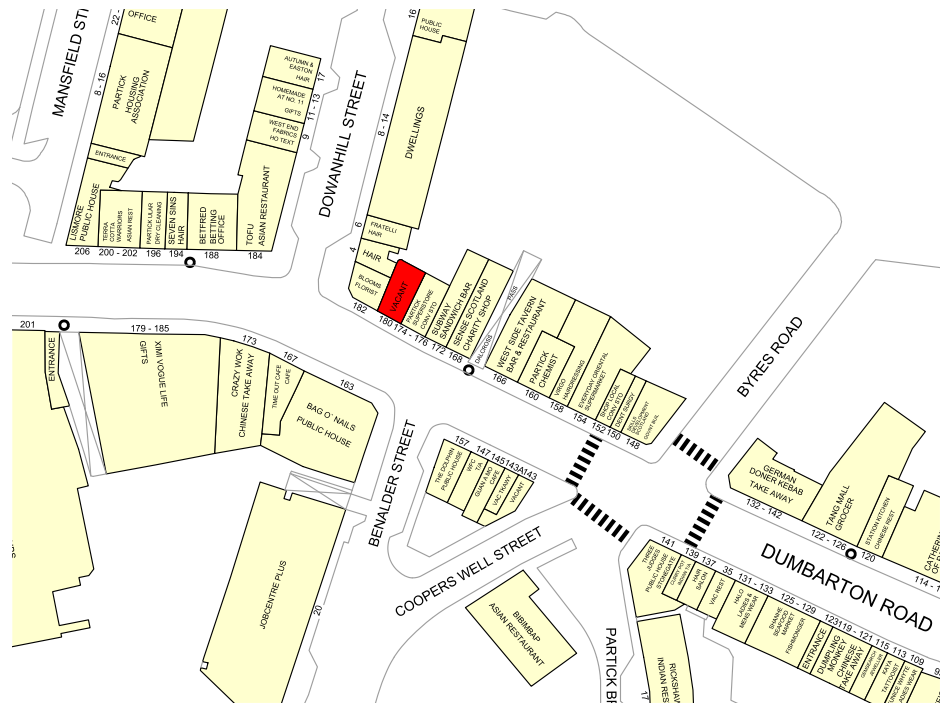
LEASE TERMS

The property is offered on new Full Repairing and Insuring terms.

RENTAL

We are instructed to seek rental offers in excess of £17,500 per annum. As a Closing Date is likely to be set for this property, interested parties are asked to contact the letting agent for an Offer to Let form.

As part of any letting it is likely that our clients will require an advance rental payment. Please contact the letting agents for further information.



RATING

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

Rateable Value £11,500

At this level of rating assessment an ingoing tenant may qualify for 100% rates relief.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted as exclusive of VAT at the prevailing rate.

EPC

An EPC has been prepared for the property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. For the avoidance of doubt, the ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.

To arrange a viewing please contact:



Terry McFarlane

Director

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07766 551663



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Commercial Agent

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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: September 2024