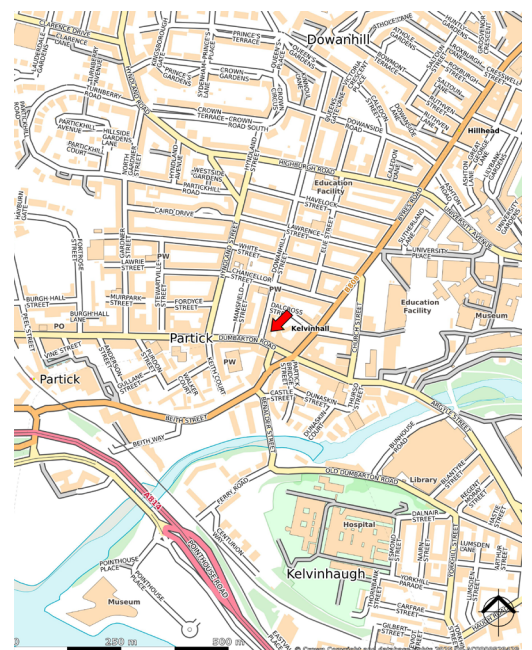




4 Dowanhill Street, Glasgow, G11 5QS

- Ground floor retail premises
- Popular West End location
- Unit extends to approximately 26.01 sq. m. (281 sq. ft.)
- New FRI lease available
- Rental offers in excess of £8,000 per annum, exclusive of VAT.



LOCATION

The subjects are located in Partick, approximately 2 miles west of Glasgow city centre. This part of the city is a thriving suburb with a large residential population in addition to a significant student representation. The unit is located on the east side of Dowanhill Street at its junction with Dumbarton Road, just a short distance from Byres Road. This area of the city has excellent transport links to the city centre, with direct road access, access to the Glasgow Underground from the adjacent Kelvinhall Station and numerous bus routes.

DESCRIPTION

The subjects comprise a retail unit arranged over ground floor only, and which forms part of a larger three storey tenement building of blond sandstone construction. Internally the property offers an open plan retail space to the front with kitchen and toilet area to the rear.

Neighbouring tenants include a mix of independent and national retailers along with food and beverage outlets and the property would suit a variety of retail uses.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal area:

Ground Floor: 26.01 sq. m. (281 sq. ft.)

LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

RENT

We are instructed to seek offers in excess of £8,000 per annum exclusive of VAT. Please contact us for an Offer to Let form.

As part of any letting, our client will require an upfront rental deposit. Full details are available from the letting agents.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £5,800.

The poundage rates for 2025/2026 is £0.498 in the pound.

The property will qualify for 100% rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).



ENERGY PERFORMANCE CERTIFICATE

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

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

VIEWING & FURTHER INFORMATION

Strictly by appointment through

Graham + Sibbald:
233 St. Vincent Street
Glasgow
G2 5QY

Tel: 0141 332 1194

To arrange a viewing please contact:



Louise Gartland
Commercial Property Agent
louise.gartland@g-s.co.uk
07917 684033



Terry McFarlane
Director
terry.mcfarlane@g-s.co.uk
07766 551 663

IMPORTANT NOTICE

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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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6. Date of Publication: 2020