

**678 DUMBARTON ROAD
GLASGOW**



GERALDEVE

TO LET
FITTED HAIRDRESSER PREMISES
30.14 sq m (324 sq ft)



678 Dumbarton Road
Glasgow
G11 6RA

- highly prominent corner unit
- fully refurbished available with all fixtures and fittings
- 100% rates relief under Small Business Bonus Scheme
- plentiful free on-street parking
- new FRI lease available

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Location

The subjects occupy a highly prominent position on the north side of Dumbarton Road at its junction Auchentorlie Street within the Thornwood area of Glasgow's West End, approximately 2.5 miles west of the city centre.

Access to the Clyde Expressway is found immediately opposite the subjects providing easy access to the city centre, M8 motorway and Clyde Tunnel.

Public transport links are available nearby with Partick Railway and Underground Stations located within walking distance east whilst regular bus services operate along Dumbarton Road itself.

Plentiful free on-street parking is provided.

Description

The subjects comprise a highly prominent ground floor corner retail unit forming part of a larger tenement building.

Internally the subjects have undergone extensive refurbishment works and are in "walk in" condition for continued use as a hairdressers providing;

- 6 cutting seats
- 2 backwash units
- staff room
- customer/staff wc facilities

Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate a net internal area of;

30.14 sq m (324 sq ft)

Asking Terms

The subjects are available by way of a new FRI lease at a rental of **£190 per week / £9,880 per annum**.

Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £4,100.

Subject to fulfilling the set criteria some occupiers may be eligible for 100% rates under the Small Business Bonus Scheme.

EPC – available upon request.

Viewing

Strictly by appointment through sole agents, Gerald Eve LLP

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