

TO LET

RETAIL PREMISES WITH CLASS 3 / HOT-FOOD POTENTIAL (SUBJECT PLANNING)

40.23 sq m (433 sq ft)



**686 Dumbarton Road
Glasgow
G11 6RB**

Refurbished retail unit located in Glasgow's West End;

- **fully refurbished to an excellent standard**
- **commands a highly prominent position off the Thornwood roundabout with high volumes of passing traffic**
- **benefits from Class 1 consent with Class 3 / hot-food potential (subject to planning)**
- **free on-street parking provided**



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Location

The subjects are located on the north side of Dumbarton Road by its junction with Auchentorlie Street in the Thornwood area of Glasgow's West End approximately 2.5 miles west of the city centre. The area continues to benefit from on-going residential development further adding to the already large immediate catchment population.

The Clyde Expressway immediately opposite the subjects provides easy access to the city centre, M8 Motorway, Clyde Tunnel and Glasgow Airport beyond.

Convenient public transport links are also provided with various bus services operating on Dumbarton Road itself connecting the local and immediate surrounding areas. Partick Railway & Underground Stations are located a 10 minute walk east.

Description

The subjects comprise mid-terraced ground floor retail premises benefitting from;

- Full height aluminium framed shop front with integrated pedestrian access door
- Front sitting / serving area with rear kitchen and ambulant WC

Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate a net internal floor area of;

40.23 sq m (433 sq ft)

Planning

The subjects benefit from Class 1 consent with Class 3 / Hot-Food potential subject to obtaining the relevant consents. All planning queries should be made to Glasgow City Council on 0141 287 8555.

Asking Terms

The subjects are available by way of a new full repairing and insuring lease at a rent of £12,000 per annum with offers invited for the benefit of the fixtures and fittings.

Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £5,400.

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

VAT – no VAT is applicable on the rent.

EPC – available upon request.

Viewing

Through the sole agents Gerald Eve LLP,

Gregor Brown
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Tel. 0141 227 2375



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