

## WEST END RETAIL UNIT

- > NIA: 187.33 SQM (2,017 SQ FT)
- > PRIME POSITION ON GREAT WESTERN ROAD
- > LARGE RETURN GLAZED FRONTAGE
- > HIGH LEVELS OF PASSING TRAFFIC
- > EXCELLENT ROAD CONNECTIVITY
- > RENTAL: £25,000 PER ANNUM



# TO LET

**130 GREAT WESTERN ROAD, GLASGOW, G4 9AD**

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## LOCATION

The subjects are located on the east side of Great Western Road in close proximity to St. George's Cross. The subjects are positioned at the junction of Great Western Road and Cromwell Street. Great Western Road (A82) is a main arterial route between the city centre and the west end of Glasgow.

The subjects benefit from excellent road connectivity with access to Junction 17 of the M8 motorway located a short distance away. The M8 links with major road networks throughout Glasgow and around Scotland. The area also benefits from excellent public transport facilities with St. George's Cross subway station in close proximity and regular bus routes available along Great Western Road.

The surrounding area consists of traditional flatted dwellings at upper floors, with commercial occupiers at ground floor level which consist of both local and national operators.

## DESCRIPTION

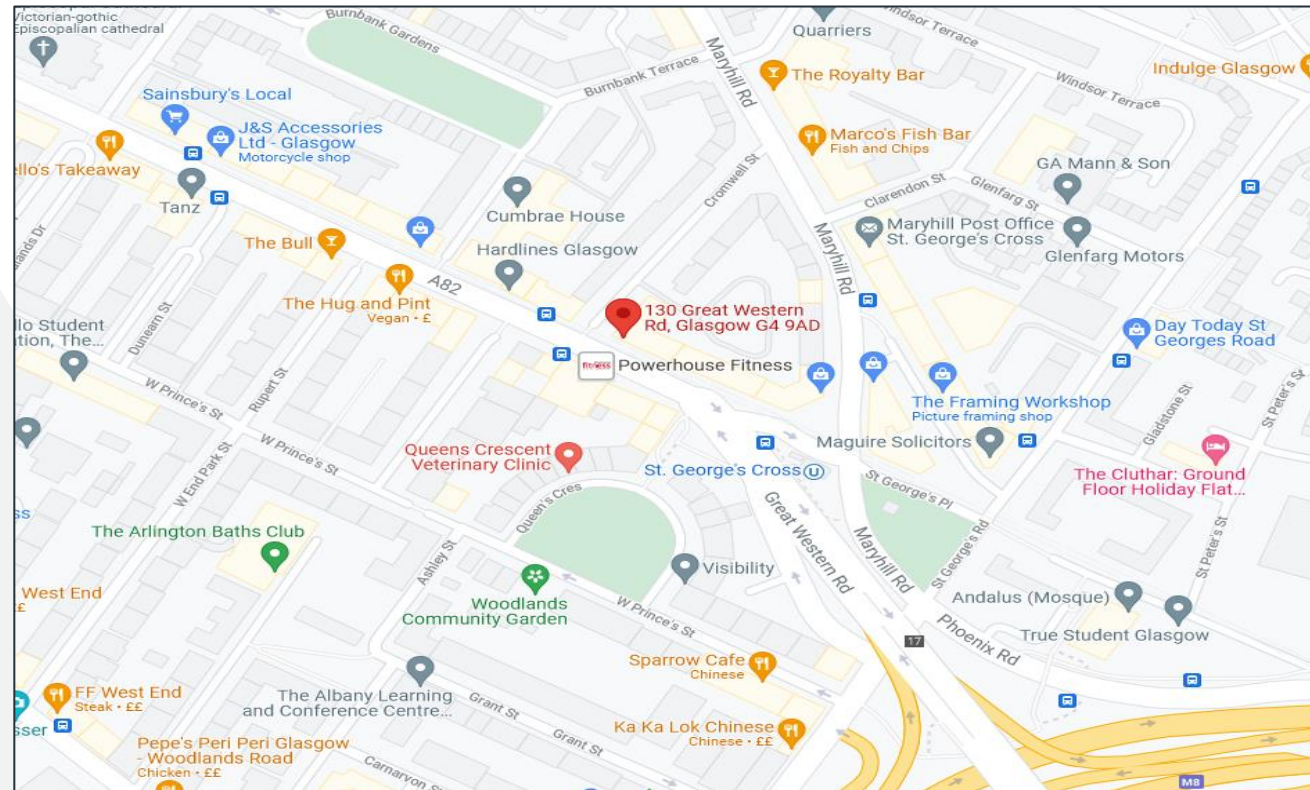
The subjects comprise of a ground floor and basement retail unit, contained within a five-storey traditional tenement building.

The subjects are accessed via a large glazed pedestrian entrance from Great Western Road and benefit from an attractive double frontage on to Cromwell Street. Internally, the ground floor comprises of a predominantly open plan sales area with access to the basement level situated towards the rear. The basement comprises staff W/C facilities, office space and a large section which is used for storage.

## PROPOSAL

The subjects are currently let to 'AGA Rangemaster Properties Limited' on a full repairing and insuring basis with a lease expiry on the 30<sup>th</sup> September 2025. The current rental is £25,000 per annum.

Our clients are seeking to assign or sub-let their leasehold interest in the subjects.. Full lease details can be provided to seriously interested parties.



**RATING**

The subjects have been provisionally entered into the April 2023 valuation roll at £21,750. Please refer to the Scottish Assessors portal for further information [www.saa.gov.uk](http://www.saa.gov.uk).

The rate poundage for 2023/2024 is 49.8p to the pound.

**EPC**

A copy of the energy performance certificate can be provided to interested parties upon request.

**VAT**

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

**LEGAL COSTS**

Please note that each party will be responsible for their own legal cost's relative to the sale.

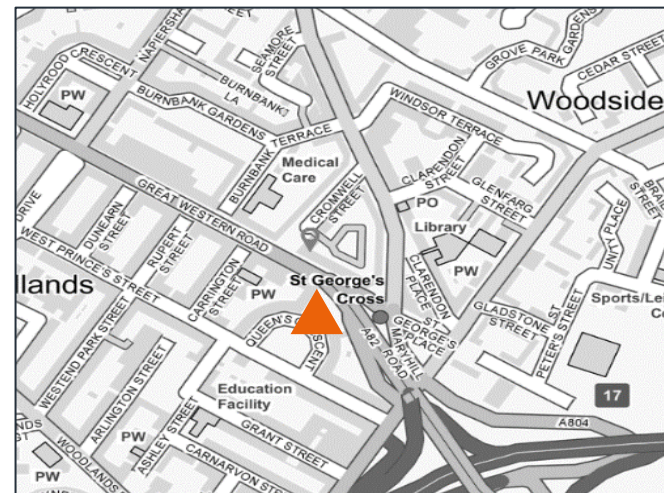
**ANTI MONEY LAUNDERING REGULATIONS**

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017 This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

**ACCOMMODATION**

The below measurements have been taken onsite and in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> edition on a net internal area (NIA) basis:

	SQM	SQFT
Ground Floor	83.33	897
Basement	104.0	1,120
<b>TOTAL</b>	<b>187.33</b>	<b>2,017</b>



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors 2<sup>nd</sup> Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF**

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