

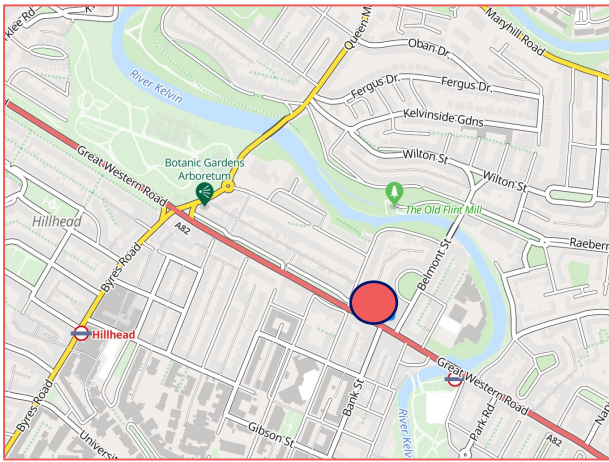


LEASE FOR SALE – FULLY FITTED CAFÉ PREMISES

1,005 SQ FT

491 GREAT WESTERN ROAD, GLASGOW, G12 8LH

- Located within the popular Kelvinbridge area of Glasgow's West End
- Available by way of assignation
- Held on FRI terms expiring January 2032
- Low passing rent of £13,750 per annum
- No VAT on rent
- Neighbouring occupiers include Paesano Pizza, Cottonrake, I Am Nomad, Roots and Fruits, Esteem Healthy & Beauty, Caledonia Books, West End Hair



LOCATION

The subjects are located in the popular Kelvinbridge area of Glasgow's West End on the south side of Great Western Road by its junction with Bank Street.

Great Western Road is a main arterial route that passes through the West End with high volumes of pedestrian and vehicle traffic.

An array of popular local retailers and food operators are found nearby including Paesano Pizza, Cottonrake, I Am Nomad, Roots and Fruits, Esteem Healthy & Beauty, Caledonia Books, West End Hair. Glasgow University and The Glasgow Academy are also situated nearby.

On-street parking is provided on Great Western Road as well as the surrounding street.

Kelvinbridge Underground Station as a 5-minute walk east whilst regular bus services operate on Great Western Road itself.

DESCRIPTION

Prominent mid-terraced premises arranged over ground and lower ground floor.

Externally the subjects benefit from an attractive traditional shopfront with pedestrian access door.

Internally the ground floor provides open-plan accommodation with seating area to the front and kitchen to the rear.

Access to the lower ground floor is via a full width staircase where storage and prep space is provided complete with WCs.

ACCOMMODATION

	sq m	sq ft
Ground Floor	46.99	505
Basement	46.41	500
Total	93.40	1,005

BUSINESS RATES

£12,800 - Some occupiers may be eligible for 25% rates relief under Small Business Bonus Scheme.

PLANNING – Class 1A

EPC – Available on request

ASKING TERMS

The subjects are held on FRI terms until January 2032 at a passing rent of £13,750 per annum and is subject to review in January 2025 and 2030.

Offers over **£35,000** are invited for the benefit of the fixtures and fittings, a full inventory list is available to seriously interested parties.

VIEWING & FURTHER INFORMATION

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