RETAIL UNIT

1606 GREAT WESTERN ROAD GLASGOW

LOCATION

Glasgow is Scotland's largest city and has an immediate population of approximately 600,000 people and a retail catchment in the order of 2 million people.

Great Western Road provides one of the main arterial routes running through the West End of Glasgow. This area caters for the popular residential areas of Anniesland, Kelvindale and Jordanhill.

The premises are located on the south side of Great Western Road in a prominent corner position at Anniesland Cross.

Nearby occupiers include Lloyds Pharmacy, Domino's Pizza, Subway, Poundland, Boots the Chemist, Black and Lizars Opticians and the Morrisons Supermarket development including the Gym Group, Lidl and Costa.

DESCRIPTION

The premises comprise a double fronted unit arranged over the ground floor only and form part of a residential building under a flat roof.

ACCOMMODATION

The approximate net internal area is as follows:

Ground floor 1,600 sq ft (148.64 sq m)

LEASE TERMS

The premises are available on the basis of a new full repairing and insuring lease for a minimum term of 10 years subject to 5 yearly upward only rent reviews.

RATING

Rateable Value £31,500

Commercial Rate Poundage £0.498 (exclusive of water and sewerage rates).

TO LET



PLANNING

Class 1.

RFNT

On request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with this transaction with the ingoing tenant to be responsible for Land and Buildings Transaction Tax (LBTT) and registration fees.

ENTRY

By agreement.

ENERGY PERFORMANCE CERTIFICATE

Further details available upon request.

VIEWING/FURTHER INFORMATION

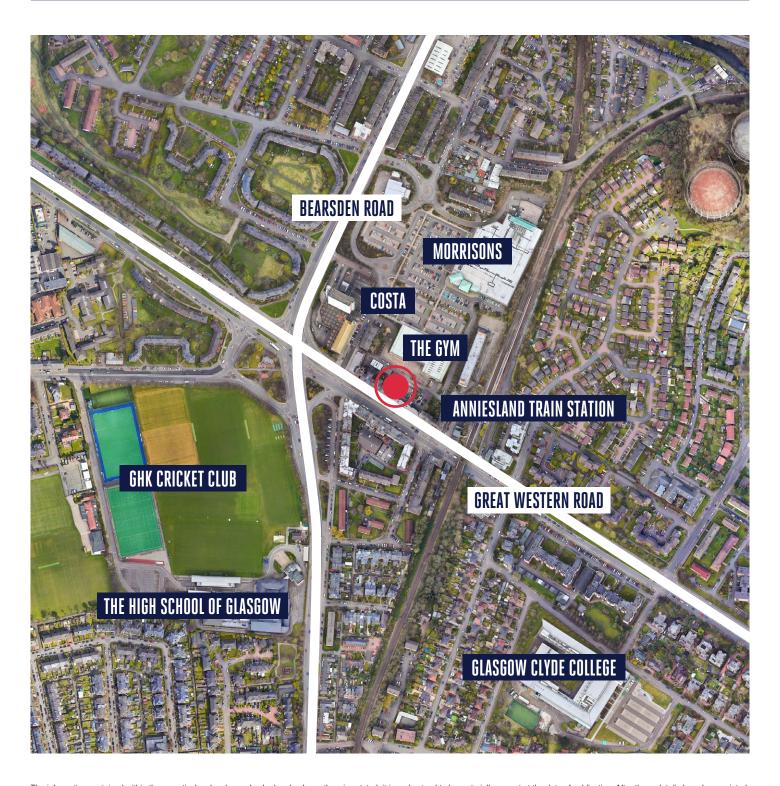
Strictly by appointment through the sole agents:



Alan BW Stewart 0141 229 5494 alan@breckpc.co.uk



1606 GREAT WESTERN ROAD GLASGOW



The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. Breck Sutherland for themselves and for the vendors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so. iii) no person in the employment of Breck Sutherland has any authority to give any representation or warranty whatsoever in relation to this property. iv) all prices, rent and premiums quoted are exclusive of VAT at the current rate. v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy. June 2023.

