

# TO LET Retail

📍 550 Dumbarton Road,  
Glasgow, G11 6RH

- 🏠 141.38 sqm (1,522 sq ft)
- 🏠 Prominent corner unit
- 🏠 Busy arterial route
- 🏠 Main road frontage
- 🏠 Rent for £18,000 pa
- 🏠 VAT free rent

**kirkstone**  
PROPERTY CONSULTANCY

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Viewing by appointment with the sole letting agents;

Kirkstone Property Consultancy  
Suite 2/3, West George Street, Glasgow, G2 1BP

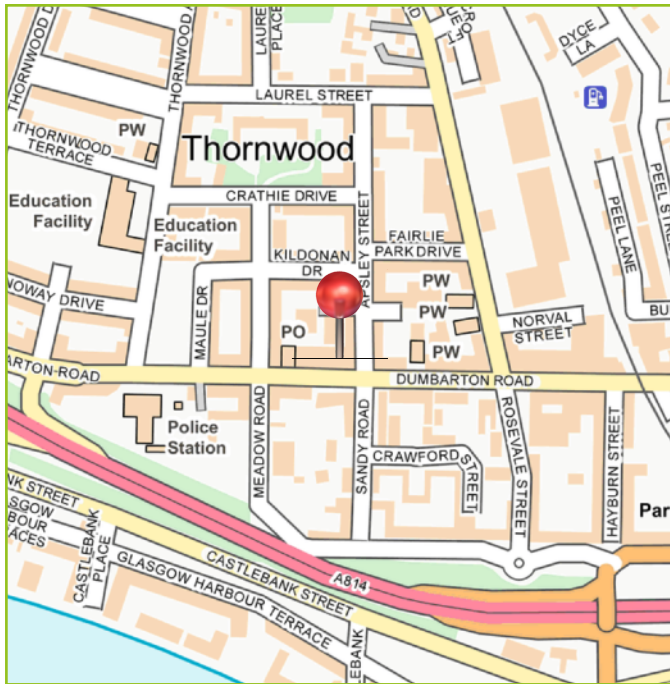
0141 291 5786



## Location

Partick lies in the west end of Glasgow. The property is located on the northmost side of Dumbarton Road, in the block which is bounded by Apsley Street to the east and Exeter Drive to the west in the Thornwood area of Partick.

The property benefits from being in close proximity to local public transport services at Partick Bus, Underground Railway Station which lies nearby to the south east. There are good road links to Glasgow City Centre and the surrounding areas from Dumbarton Road via the A814 Clydeside Expressway which leads to Junction 19 of the M8 Motorway. Surrounding occupiers include Belvoir Letting Agency, Riverside Resource Centre and Premier Express.



## Description

The subjects comprise a ground floor corner retail unit within a four storey tenement building of traditional construction under a pitched and slated roof. The accommodation above the shop appears to be residential in nature.

Access to the property is afforded from a roller shutter door on the front elevation, with the property having a timber and aluminium framed and glazed shop front. Internally, the space is modular with the sales area at the front linking to a store and welfare facilities to the rear. The floor is of Victorian black and white chequered mosaic tiles. The walls are of plaster/paint and the suspended grid ceilings incorporate a mix of LED box and fluorescent strip lights. Heating is provided electrically.

## Accommodation

The property provides the following accommodation and approximate floor areas:

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Sales area & store	141.38	1522

The above areas have been calculated on a Net Internal Area basis in compliance with the RICS Code of Measuring Practice (6th edition).

## Lease Terms

The subjects are available to lease on full repairing and insuring basis, for a minimum 5 year term, at a rent of £18,000 per annum. Full quoting terms are available upon request.



## Particulars

Rateable Value	£16,300
EPC	Available upon request
VAT	Not payable on the rent
Legal Costs	Each party responsible for their own

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