

TO LET

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David Allison & Company
Chartered Surveyors



RETAIL - HIGH STREET

120 GREAT WESTERN ROAD, GLASGOW G4 9AD

- Prominent Retail Unit in Glasgow's West End
- Large double unit with substantial fully fitted basement area
- Net internal floor area 1,587 sq ft (147.44 sq m)
- High quality fit out throughout
- Eligible for Small Business Bonus rates relief

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Tel: 0141 375 1555

135 Buchanan Street, Glasgow, G1 2JA



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OVERVIEW

- Total floor area 1,587 sq ft
- Rent on application
- Rateable Value £16,800
- Rates Payable £7,028 per annum
(Rates payable based on 16% reduction under the Small Business Bonus Scheme (subject to eligibility))
- EPC Rating F (149)

DESCRIPTION

The property comprises a large double fronted retail unit, which forms part of the ground floor and basement of a four storey red sandstone tenement. The unit is fitted and appointed to a high standard throughout, featuring large open sales/salon area at ground level with staff kitchen and toilet to the rear. An open tread oak staircase accesses the basement area which currently affords five treatment rooms in accord with its present use as a hair and beauty salon.

LOCATION

The property occupies a prominent position on the north side of the A82 Great Western Road, close to St George's Cross in the West End of the city. The location is popular with showrooms and niche retailers and adjoining occupiers include Clive Christian, Sharps Bedrooms, Ashley Ann Kitchens and Bedrooms and ParkHaus Interiors.

ACCOMMODATION

The accommodation comprises the following areas:

	Sq ft	Sq m
Lower Ground - Sales/Storage	799	74.23
Ground - Sales	788	73.21
Total	1,587	147.44

TERMS

The property is available by way of an assignment of the current lease and further details can be supplied on application.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

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