

FOR SALE

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David Allison & Company  
Chartered Surveyors



RETAIL UNIT SUITABLE FOR A VARIETY OF USES

364 GREAT WESTERN ROAD, GLASGOW, G4 9HT

- Rare opportunity to purchase in West End feature location
- Single fronted retail unit
- Net Internal Area:

Ground floor:	480 sq ft (44.62 sq m)
Mezzanine floor	165 sq ft (15.37 sq m)
Basement floor	190 sq ft (17.68 sq m)
- High level of passing vehicular traffic & footfall
- Suitable for a variety of uses
- Price: Offers in excess of £120,000

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Tel: 0141 375 1555

135 Buchanan Street, Glasgow, G1 2JA



www.dallisonandco.co.uk

## LOCATION

The subjects occupy a prominent trading location on the north side of Great Western Road between its junctions with Lansdowne Crescent and Holyrood Crescent in the Kelvinbridge/Woodside area in the West End of the City.

The trading location benefits from trade from the surrounding tenement and terraced housing together with the traffic on the busy Great Western Road.

Nearby traders include Café Nero, Tesco Express, Banana Moon Bar, Machair Bar, Serenity Now, Timorous Beastie, Beaver Car Audio amongst others.

## GENERAL DESCRIPTION

The subjects comprise a single fronted shop contained on the ground floor of a four-storey tenement building.

The building contains other similar shops and licensed premises on the ground floor with residential flats on the upper floors.

## ACCOMMODATION & FLOOR AREA

The ground floor comprises a main front retail area, a mid-shop currently used as an office and a back shop area for storage.

There is a small mezzanine over part of the shop at the rear accessed via a permanent timber staircase. There is also an unconverted full height basement floor, which has a permanent timber staircase with this area providing additional storage space and a toilet compartment with WC and wash-hand basin.

## PRICE

We are instructed to seek offers in excess of £120,000 for the outright ownership in the subjects.

## VAT

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

## RATEABLE VALUE

The subjects have a current Rateable Value of £10,300.

At this level of value any incoming occupier may qualify for 100% Small Business Bonus Relief – enquiries to the Local Authority.

## LEGAL COSTS

Each party will be responsible for payment of their own legal costs incurred in any transaction.

## VIEWING/FURTHER INFORMATION

Strictly through the agents:

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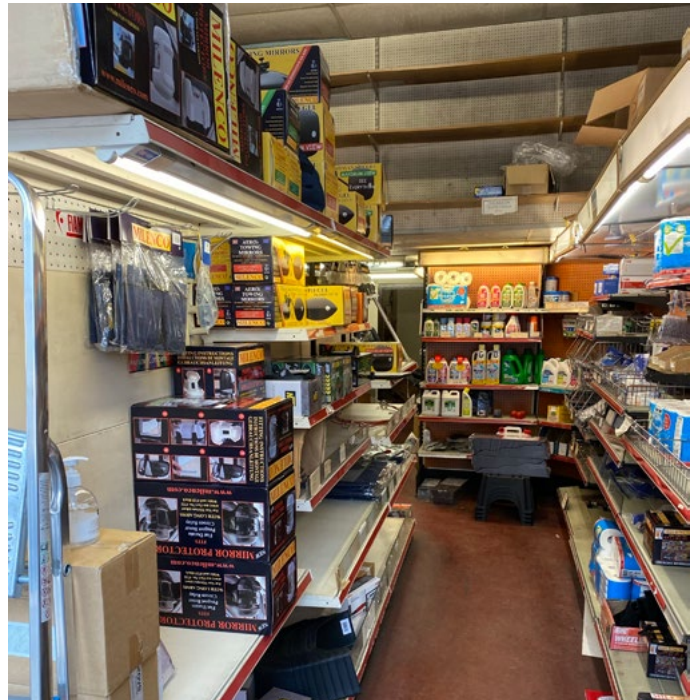
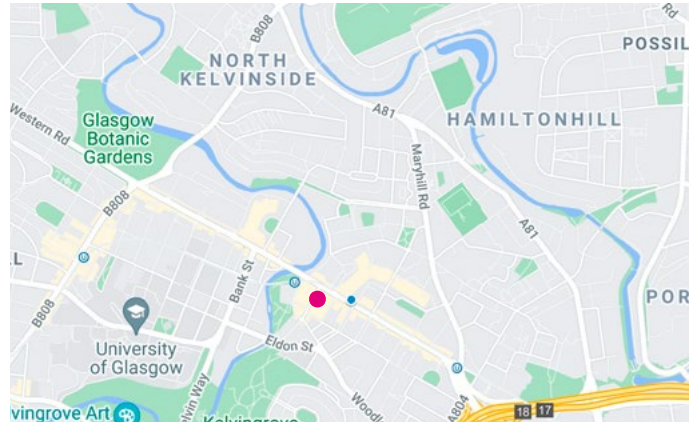
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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

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## ENERGY PERFORMANCE CERTIFICATE

The property has been assessed for Energy Performance and currently has a 'F' rating.