

TO LET

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David Allison & Company
Chartered Surveyors



CORNER RETAIL UNIT

375 GREAT WESTERN RD, GLASGOW, G4 9HY

- Prominent corner site on busy main traffic route
- Adjacent to Tesco Express and Caffe Nero
- Total Floor Area (ground and basement) – **124.41 sq.m.** (1,339 sq.ft)

David Allison & Company Chartered Surveyors

Tel: 0141 375 1555

135 Buchanan Street, Glasgow, G1 2JA



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LOCATION

The property occupies a prominent corner site on Great Western Road, a short distance west of St. George's Cross, at the junction on Montague Street.

The property accordingly enjoys a highly visible position on a busy traffic thoroughfare in a location popular with many niche retailers with nearby traders including Tesco Express, Caffè Nero and Bagno Design.

DESCRIPTION

The property comprises a double fronted corner shop unit and forms part of the ground floor and basement of a four-storey tenement.

The shop currently has a main sales area and backshop, however has the potential for a full open plan layout and front and return display. The basement storage area is currently accessed via a timber trap staircase.

FLOOR AREAS

We calculate the approximate net internal floor area to be as follows:

	Sq. m.	Sq. ft.
Ground Floor	72.75	783
Basement	51.66	556
Total	124.41	1,339

ASSESSMENT

The Rateable Value is currently £15,000 and the rates payable for 2024/25 is approximately £5,602 based on the current rate poundage and assuming eligibility for the 25% discount available under the Small Business Bonus Relief scheme.

LEASE

The lease to be granted will be on the standard full repairing and insuring terms for a period of negotiable duration.

Further details on application.

RENT

Offers of £18,000 per annum exclusive are invited.

LEGAL COSTS

In the normal way, each party will be responsible for their own legal costs incurred in the transaction, together with VAT thereon.

VAT

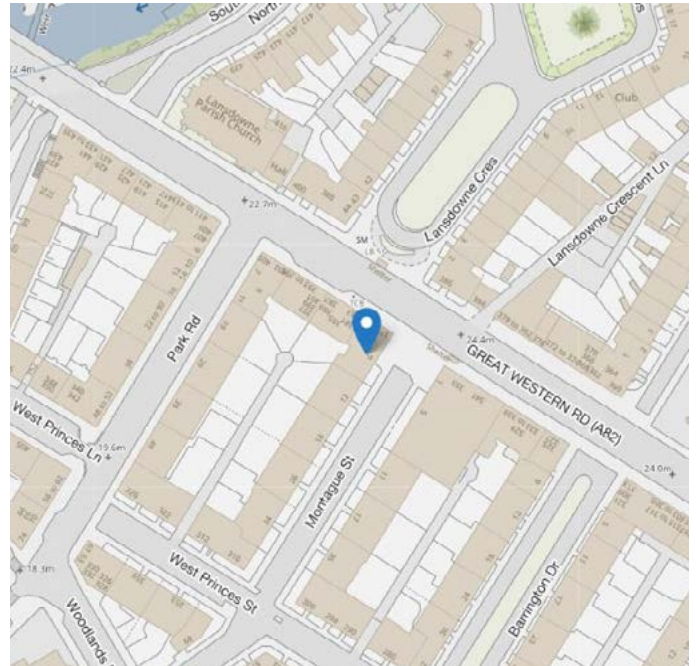
All prices, premiums, etc. are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

The property currently has an EPC rating of 'G'.

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ENTRY

By arrangement

VIEWING/FURTHER INFORMATION

Strictly through the agents:

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