

TO LET

allison

David Allison & Company  
Chartered Surveyors



PROMINENT RETAIL UNIT

717 GREAT WESTERN ROAD, GLASGOW, G12 8QX

- Net internal area: **1,408 sq ft (130.80 sq m)**
- Internal width: **22' 6" approx.**
- Depth: **45' 6" approx.**
- Vibrant retail/commercial location
- On street parking and loading
- Rental offers in excess of **£25,000** per annum

David Allison & Company Chartered Surveyors

Tel: 0141 375 1555

135 Buchanan Street, Glasgow, G1 2JA



[www.dallisonandco.co.uk](http://www.dallisonandco.co.uk)

## LOCATION

The subjects occupy a prominent trading location on Great Western Road close to its junction with Byres Road and Queen Margaret Drive in the Hillhead district of the West End of Glasgow approximately 2 miles from the city centre.

Great Western Road (A82) comprises a main arterial route linking the city centre with the west end. The subjects benefit from excellent transport communications being in close proximity to both Hillhead and Kelvinbridge Underground Stations.

Adjacent to Penny Black Post Office, nearby traders include Vanilla Square, Bread Meats Bread, Boots, Nordic Outdoor with Oran Mor and Waitrose (in Byres Road) close by.

The street plan opposite shows the approximate location of the subjects for illustration purposes only.

## GENERAL DESCRIPTION/ ACCOMMODATION

The subjects comprise a self-contained mid-terraced retail unit over ground and basement floors within a four storey and basement sandstone tenement, the upper floors being in residential use. (A full refurbishment of the tenement of which the subjects form part is scheduled to be completed in December 2017).

The ground floor provides sales accommodation with a gross frontage of approx. 23' 0" (7.01 m) and a maximum depth of approx. 45' 6" (13.87 m).

The basement provides storage accommodation together with single toilet facilities.

## FLOOR AREAS

From measurements taken on site we have calculated the floor area on a net internal basis in accordance with the RICS Code of Measuring Practice (6th Edition) to be approximately as follows:-

Ground Floor	859 sq ft	(78.90 sq m)
Basement	549 sq ft	(51.00 sq m)
	1,408 sq ft	(130.80 sq m)

## SERVICES

Mains electricity, water and gas are connected to the premises and sewerage to the main system.

## FITTING OUT

The subjects are being offered in mainly shell condition with the tenant required to fit out to a standard to be agreed to include the provision of a new shop front. A landlord's contribution to the capital cost of the works will be available.

# allison

David Allison & Company  
Chartered Surveyors

## RATING ASSESSMENT

The subjects are entered in the current Valuation Roll at nil value pending completion of the refurbishment works. Upon completion it is expected that the assessment will be in the order of Rateable Value £20,000

## RENTAL/LEASE TERMS

We are seeking rental offers in excess of £25,000 per annum for the benefit of a new lease on a tenant full repairing and insuring basis incorporating regular upward only rent reviews.

## VAT

VAT will not be payable in addition to the rent.

## LEGAL COSTS

Each party will be responsible for payment of their own legal costs to be incurred in any transaction with the in-going tenant responsible for payment of LBTT and registration dues thereon.

## EPC

The property has been assessed for energy performance and currently has an 'E' rating.

## VIEWING/FURTHER INFORMATION

Strictly through the agents:

Dai Hutchinson  
David Allison & Co  
Suite 2.30  
135 Buchanan Street  
Glasgow  
G1 2JA

Tel: 0141 375 1555  
Fax: 0141 375 1666  
Email: [dai@dallisonandco.co.uk](mailto:dai@dallisonandco.co.uk)  
Web: [www.dallisonandco.co.uk](http://www.dallisonandco.co.uk)

Date of Publication: November 2017

Regulated by RICS



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.