

TO LET (MAY SELL)

372 Dumbarton Road, Glasgow, G11 6RZ



RETAIL UNIT

LOCATION

The subject property occupies a prominent position on the north side of Dumbarton Road in close proximity to the junctions with Peel Street and Fortrose Street and adjacent to Partick Train and Subway Stations.

Nearby occupiers include **Boots**, **Greggs**, **LLoyds**, **William Hill** and **The Post Office**.

DESCRIPTION

The subject premises comprise a retail unit over ground floor only.

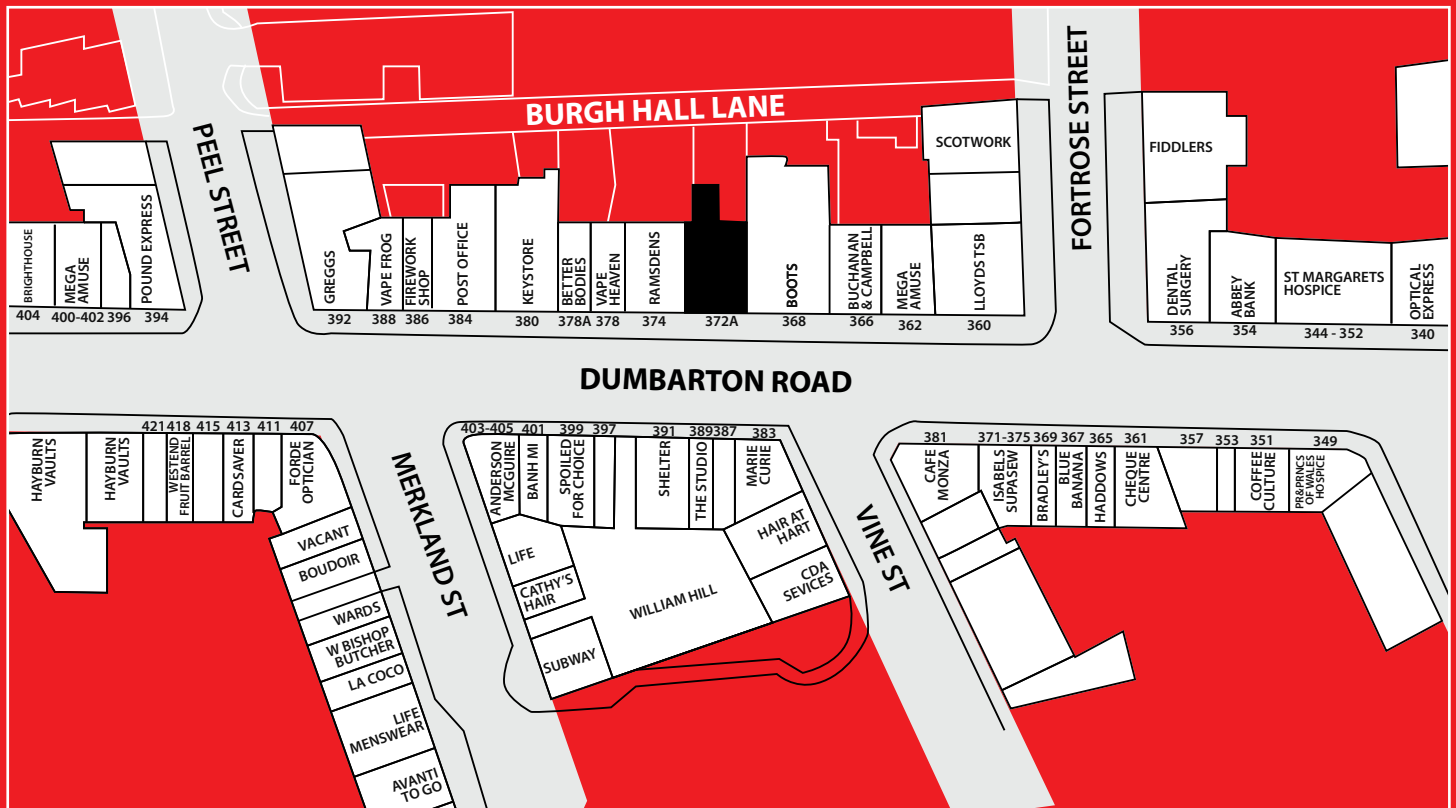
FLOOR AREA

We estimate that the premises extend to the following approximate net internal area:

Ground Floor 91 sq m (981 sq ft)

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PLANNING

We have been advised that the subject property currently benefits from Class 1 (Retail) consent. Interested parties are advised to speak directly to the Local Planning Authority in respect of alternative uses.

RENT

Our clients are seeking offers in the region of £25,000 per annum exclusive.

TERMS

The property is available by way of a new Full Repairing and Insuring lease for a minimum term of 5 years.

RATES

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop is £19,100 and the rates payable are approximately £9,360 pa.

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

A copy of the Energy Performance Certificate is available on request.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in connection with this transaction with the ingoing tenant being responsible for stamp duty land tax, registration dues and VAT incurred thereon.

VIEWING & FURTHER INFORMATION

Please contact the sole letting agent:



Stephen Gunn
205 St Vincent Street
Glasgow G2 5QD
0141 221 3500
stephen@gunnproperty.co.uk

IMPORTANT NOTICE

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. November 2019.