







TO LET

423 Dumbarton Road
Glasgow G11 6DD

-  Prime retail unit
-  718 sq ft
-  Rent £20,000 pa
-  Fixed price £200,000

Location

Glasgow is the largest city in Scotland and is the commercial, industrial and administrative centre for the west of Scotland. The city has a population of 1.1 million people and a total catchment population of over 2.3 million people within a 40 minute drive making Glasgow the third largest urban centre in the UK.

The property occupies a prominent location on Dumbarton Road in the Partick area of Glasgow's west end. The shop is located on the south side of this busy shopping thoroughfare, close to Partick Railway Station and at the forefront of a densely populated area.

Nearby occupiers include **Poundland, Greggs, Post Office and Isan Thai Restaurant.**

Accommodation

The subjects comprise a double fronted retail unit arranged over ground floor which we calculate extends to the following approximate net internal area:

Ground Floor	718 sq ft	(66.7 sq m)
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Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1 consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.

Lease

The subjects are available by way of a new effective full repairing and insuring lease for a term to be agreed.

Rent

Offers in excess of **£20,000 per annum** are invited.

Price

Fixed price of £200,000 exclusive.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£12,400**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 49p this rateable value will result in an estimated rates liability in financial year 2019/20 of **£6,076**.

The subjects may be eligible for 100% rates relief through the Small Business Bonus Scheme, subject to conditions.

Energy Performance Certificate

EPC Rating = G

Date of Entry

By arrangement.

Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Viewing

All viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

