DM HALL

For Sale

Retail Shop in Partick



572 Dumbarton Road, Glasgow, G11 6RH

1,165 sq ft
(108.23 sq m)

- Retail shop with excellent display windows.
- Situated in the popular area of Partick.
- Busy road for pedestrian footfall/passing vehicular traffic.
- Located 400 yards West of Partick train and subway stations.
- Offers in excess of £160,000.
- NIA - 108.23 sq.m (1,165 sq.ft).

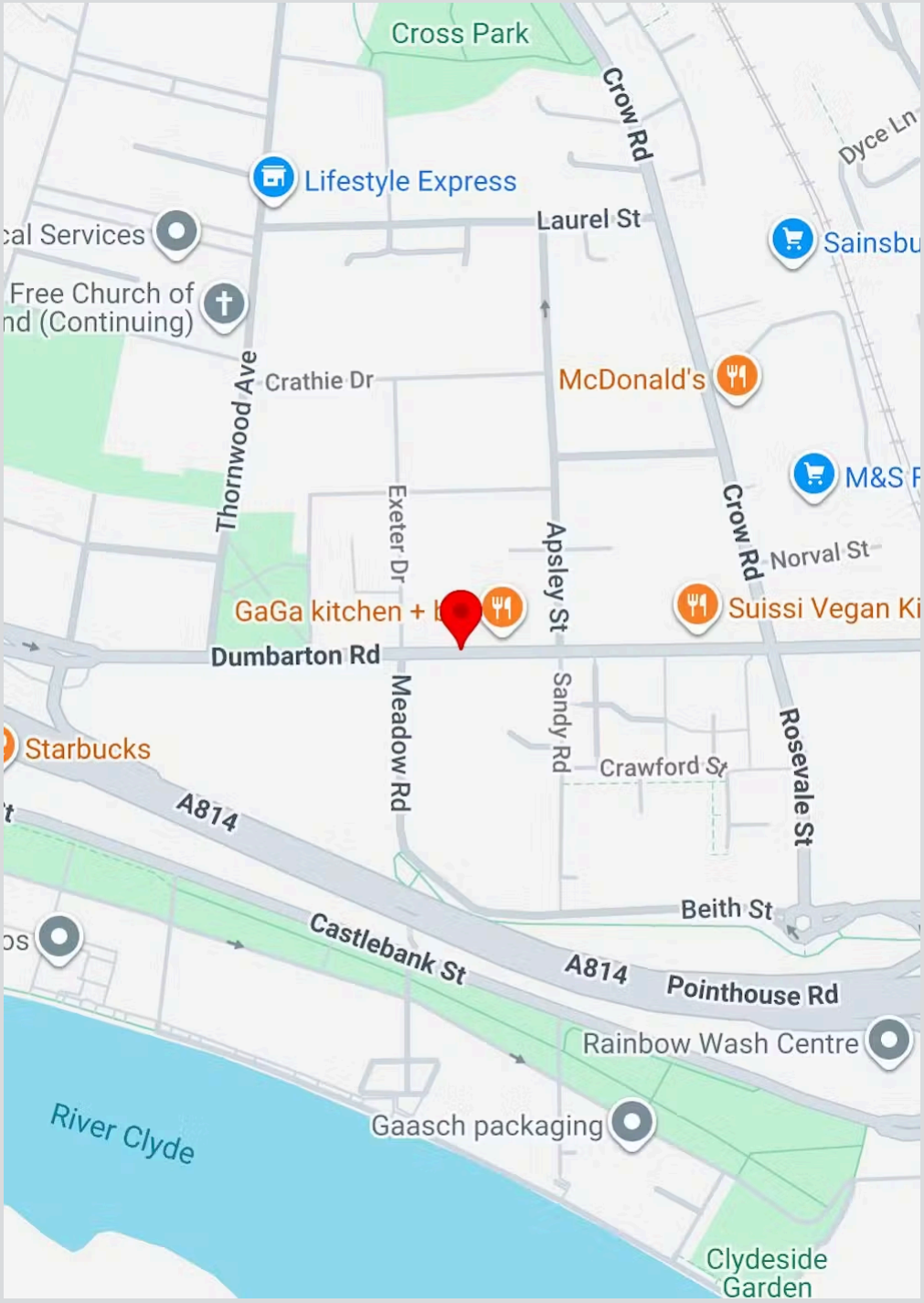
LOCATION

The subjects are situated on the northern side of Dumbarton Road in the Partick area of Glasgow's West End. They occupy a prominent position on Dumbarton Road, benefiting from high levels of passing vehicular traffic as well as strong pedestrian footfall.

The subjects are located approximately 400 yards (a five-minute walk) west of Partick railway and subway stations and also benefit from the abundance of bus services operating along Dumbarton Road.

In addition, the subjects are situated a short distance from the junction with the Clydeside Expressway, providing convenient access to the Clyde Tunnel and Glasgow City Centre.

The surrounding area is characterised predominantly by traditional tenement buildings, with a variety of commercial occupiers located at ground floor level. The subjects are also located close to the popular Glasgow West End Retail Park, which is home to occupiers including M&S, Sainsbury's, Boots, Costa Coffee, and McDonald's.



DESCRIPTION

The subjects comprise a ground floor retail unit within a four-storey, mid-terraced tenement building. The property forms part of a traditional sandstone building, with sections of brickwork, surmounted by a pitched and tiled roof.

Internally, the accommodation is arranged to provide an open-plan retail area, together with two storage rooms, a kitchenette, and a WC located to the rear.

The property benefits from a glazed display frontage, providing excellent natural lighting within the main retail area.

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL COSTS

Each party to bear their own costs







PRICE

Offers in excess of £160,000 are invited.

NON-DOMESTIC RATES

Rateable Value: £12,300

VIEWING & FURTHER INFORMATION

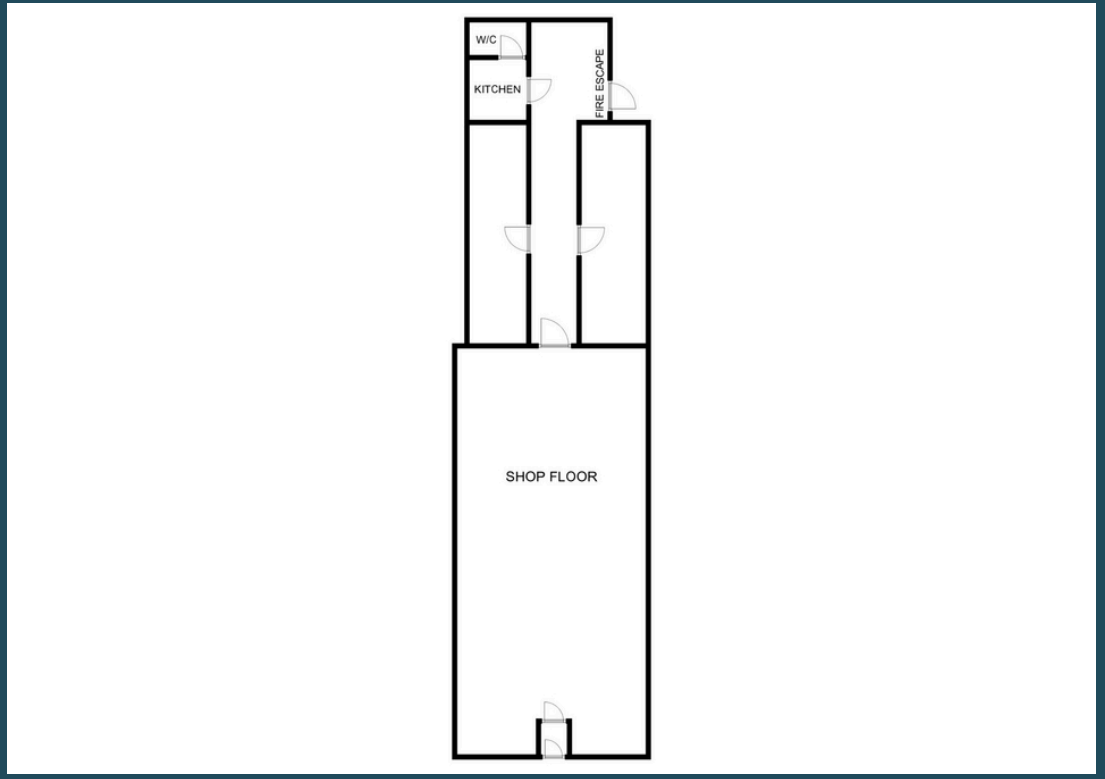
Strictly by contacting the sole agents.

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DM HALL

Regulated by RICS



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