TO LET - RETAIL

96 OLD DUMBARTON ROAD

GLASGOW, G3 8PZ

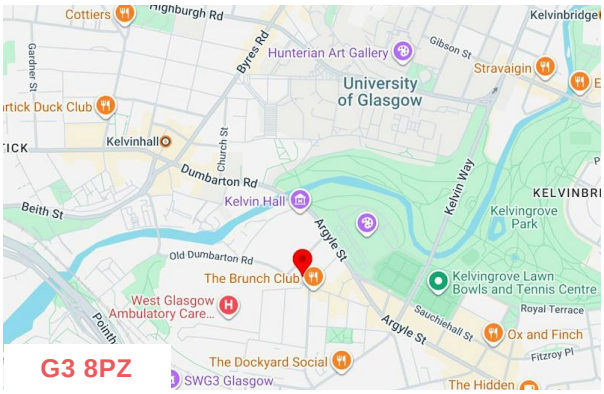


KEY HIGHLIGHTS

- 322 sq ft
- Well-presented Class 1A premises
- Suitable for a variety of uses including retail, cafe, office, salon, beauty etc
- Eligible for 100% rates relief
- Available for immediate occupation
- Located within the popular Yorkhill are of Glasgow's West End
- New FRI lease available - £12,000 pa - no VAT
- Neighbouring occupiers include Elena's, The Brunch Club, Neighbourhood Barbers, Corner Shop, Tantrum Donuts, Grunting Growler Bottle Shop

SUMMARY

Available Size	322 sq ft
Rent	£12,000 per annum
Rates Payable	£2,116.40 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme
Rateable Value	£4,400
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry









DESCRIPTION

Well-presented ground floor Class 1A premises forming part of a well maintained blonde sandstone tenement building.

Externally benefits from display window and customer entrance both protected by manual security shutters.

Internally the accommodation is well-presented throughout providing open-plan space to the front with storage area, partitioned beauty room and WC to the rear.

LOCATION

Yorkhill is a popular area of Glasgow's West End just 1 mile west of the city centre, next to Finnieston and in close proximity to Glasgow University and the Kelvingrove Art Gallery.

More specifically the subjects are situated on the north side of Old Dumbarton Road by its junction with Regent Morray Street.

Highly convenient public transport links available with various bus services operating on Argyle Street around the corner whilst Kelvinhall Underground Station is a 10 minute walk west.

On-street parking is provided.

Neighbouring occupiers include Elena's, The Brunch Club, Neighbourhood Barbers, Corner Shop, Tantrum Donuts, Grunting Growler Bottle Shop.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	322	29.91	Under Offer
Total	**322**	**29.91**	

VIEWING & FURTHER INFORMATION

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