

TO LET - HOT FOOD TAKEAWY

585 DUMBARTON ROAD

THORNWOOD, GLASGOW, G11 6HY



KEY HIGHLIGHTS

- 332 sq ft
- Fitted hot-food takeaway premises
- New FRI lease available - £1,300 PCM
- Neighbouring occupiers include Basta Pizza, La Mesa, GaGa, Meadow Road Coffee Shop and Brunch
- Available for immediate occupation
- Located within the popular Thornwood area of Glasgow's West End
- Eligible for 100% rates relief

SUMMARY

Available Size	332 sq ft
Rent	£1,300 per month
Rates Payable	£2,597.40 per annum Eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£5,400
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Fitted hot-food takeaway premises forming part of a larger tenement building.

Externally benefits from an aluminium framed shopfront with customer entrance protected by an electric security shutter.

Internally provides open-plan accommodation to the front with cooking area, fitted canape and customer waiting area.

To the rear there is additional cooking, prep and storage space together with a staff WC.

Mains supplies to gas, water and 3 phase power provided.

LOCATION

Located within the Thornwood area of Glasgow’s West end on the south side of Dumbarton Road by its junction with Meadow Road just 2 miles west of the city centre.

The Clydeside Expressway / Clyde Tunnel are a 1 minute drive away that connects with the M8 motorway beyond.

Partick Underground, Railway and Bus Station are a 10- minute walk east.

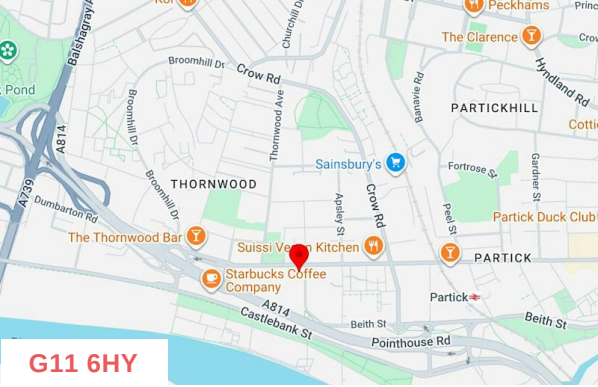
On-street parking is provided.

Neighbouring occupiers include Basta Pizza, La Mesa, GaGa, Meadow Road Coffee Shop and Brunch

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	332	30.84	Available
Total	332	30.84	



VIEWING & FURTHER INFORMATION

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