



# TO LET

**700-702 Dumbarton Road, Glasgow G11 6RB**

- Prime retail shop in Thornwood area of West end Glasgow
- Large ground floor Class 1A premises, size approx: 1200 sq ft
- New FRI lease available
- Offer Over: £18,000 per annum (VAT Free)

## LOCATION

The subjects occupy a highly prominent trading position within the popular and well-established Thornwood area of Glasgow's West End, approximately two miles west of Glasgow city centre.

Situated on the north side of Dumbarton Road, immediately adjacent to the Broomhill Drive roundabout, the premises benefit from excellent visibility and substantial passing vehicular traffic. The prominent main road location provides an attractive opportunity for occupiers seeking a strong presence within west end.

Dumbarton Road is a well-established retail and commercial destination, serving the surrounding residential communities of Thornwood, Broomhill and Partick. The area benefits from a densely populated residential catchment, a diverse mix of independent businesses and established commercial occupiers, generating regular local footfall throughout the day.

The surrounding area offers a mixture of retail shops, convenience stores, cafés, restaurants, takeaway establishments and other service-oriented businesses, making it an attractive location for a variety of commercial uses, subject to the necessary consents.

On-street parking is available in the surrounding streets, while Dumbarton Road provides public transport connections to Glasgow city centre and the wider West End. Neighbouring Occupiers

Nearby occupiers identified in property marketing and local business directories include The Thornwood Bar, Orzel Menswear, The Number Plate Centre, J & R Anderson Painters, Londis convenience store and Pary's Hair & Beauty. Kennoway Speciality Coffee & Bakery

## DESCRIPTION

The property comprises a large double-fronted retail unit arranged over the ground floor, was previously used as bookmaker.

## FLOOR AREA

The property provides the following accommodation and approximate floor areas;

Ground floor

Size approx. 1200 sq ft

## RATEABLE VALUE

The subjects are entered in the current Valuation Roll as follows:

Rateable value: £17,000

## RENT

We are looking to lease the premises under a full repairing and insuring lease with a flexible duration, incorporating regular upwards-only rent reviews. Offer over £18,000 per annum exclusive of VAT are invited.

## EPC

A full copy of the certificate is available to interested parties upon request

## Planning

It is understood that the property currently has Class 1A consent. The premises may be suitable for a range of alternative uses, subject to obtaining the appropriate planning permissions from the local authority.

## ENTRY

Entry is available upon completion of legal formalities.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The tenant will also be liable for any applicable Registration Dues and Land and Buildings Transaction Tax (LBTT).

## VIEWING & FURTHER INFORMATION

Viewing arrangements should be made by contacting: -

Zak Latif

07853597788

zak@zakandco.co.uk

## MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.

