DALKIN + CO

TO LET

PROMINENT LARGE WEST END SHOWROOM PREMISES WITH REAR SERVICING AND YARD ALLOWING VEHICULAR ACCESS TO BACK DOOR



280 GREAT WESTERN ROAD
GLASGOW
G4 9EJ

Standard Buildings, 94 Hope St, Glasgow G2 6PH
colin@dalkinandco.com

07766 203 213

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Location

The subjects are located in the West End about a mile from the City Centre.

The property is prominently positioned on the north side of Great Western Road near to its junction with Napiershall Street.

The surrounding area is a mix of residential and commercial uses with a number of new private and student developments underway in the area.

The property lies mid way between KELVINBRIDGE and ST GEORGES X UNDERGROUND STATIONS.

Nearby occupiers include SAINSBURYS; NEROS; SAVERS; TESCO; MACHINE MART; SCREWFIX; MAGNET; SHELTER; BARNARDOS along with a number kitchen showrooms , independent coffee shops bars , restaurants and take aways.



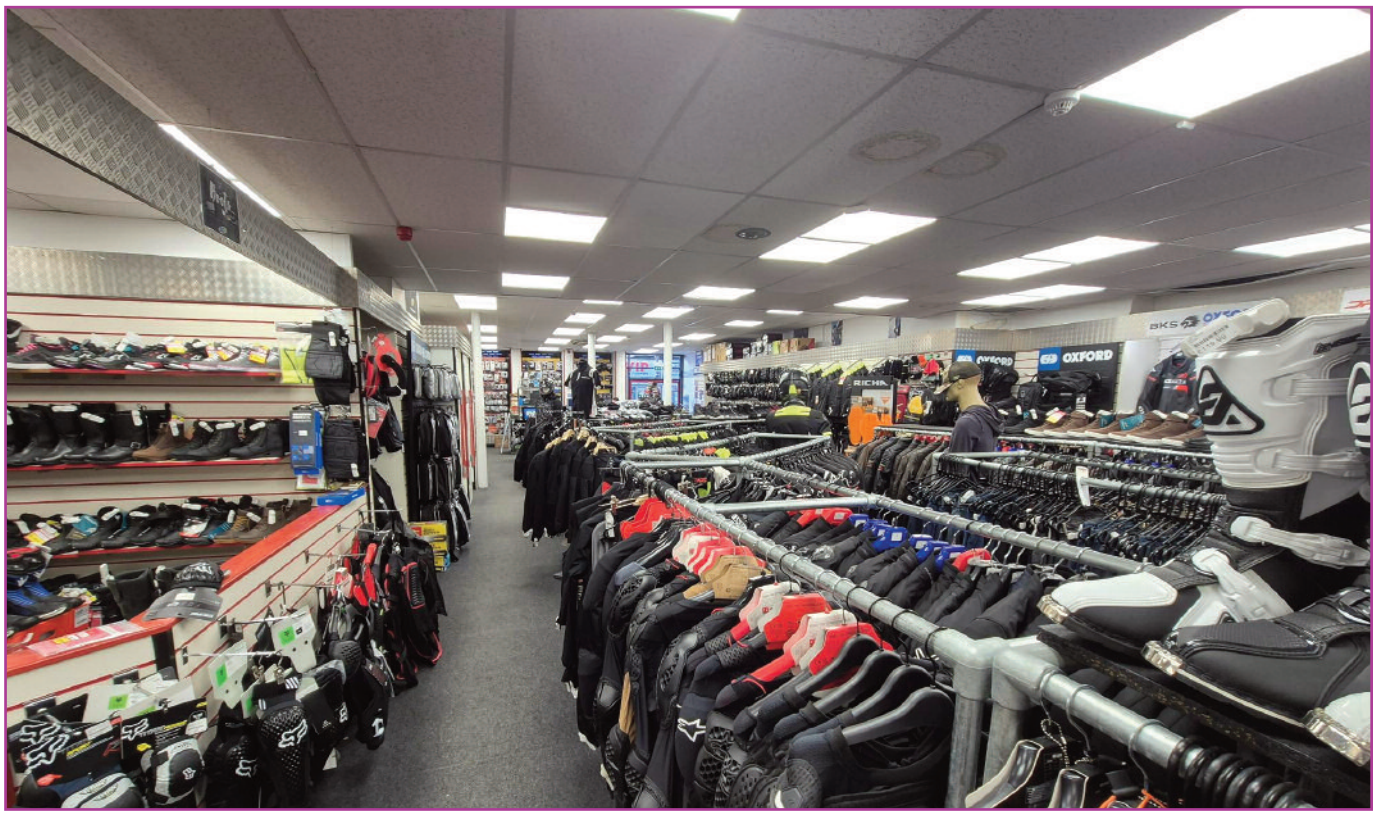
Description

The subjects comprise a large double fronted shop contained within a 4 storey blond sandstone tenement with a large single storey extension.

The extension leads onto a large service yard which allows vehicular access directly up to the back loading area.

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Accommodation

FRONTAGE	30`0 (9.1 m) approx
DEPTH	108`0 (32.6 m) approx
TOTAL NET GROUND FLOOR AREA	3433 sqft (319 sqm) approx

Rent
£40,000 per annum.

Lease
The subjects would be available on a new lease for a minimum period of 5 years - longer term lease will incorporate 5 yearly rent reviews - details on request.

Legal Costs
Each party will pay their own legal costs.

Rateable Value
Current RV £34,500

Proposed RV £36,250 (from April 2026 - new tenant will have the right to Appeal details on request).

VAT
All prices , premiums and rents quoted are exclusive of VAT.

EPC
Available on request.

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Entry
Available from April 2026.



ANTI MONEY LAUNDERING
In accordance with anti - money laundering regulations 2 forms of identification along with a home address and information to confirm the source of funding will be required from the successful buyer or new tenant.

Viewing & Further Information
Strictly by prior arrangement. Please contact the sole agent to arrange viewing the property.

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Feb 2026

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