TO LET

DALKIN + CO

PROMINENT CORNER UNIT IN POPULAR "PARK" / WEST END LOCATION

CURRENTLY A SOLICITORS OFFICE BUT SUITABLE FOR A VARIETY OF USES INCLUDING RETAIL / SURGERY / SALON / OFFICE / LEISURE / COFFEE SHOP

34 WOODLANDS ROAD
GLASGOW G3 6UR

- LARGE CORNER UNIT WITH REAR SINGLE STOREY EXTENSION
- DOUBLE BASEMENT AREA WITH FULL HEAD HEIGHT
- POPULAR WEST END PITCH
- BUSY ROAD LINKING CITY CENTRE TO WEST END
- SUITABLE FOR A VARIETY OF USES

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

07766 203 213

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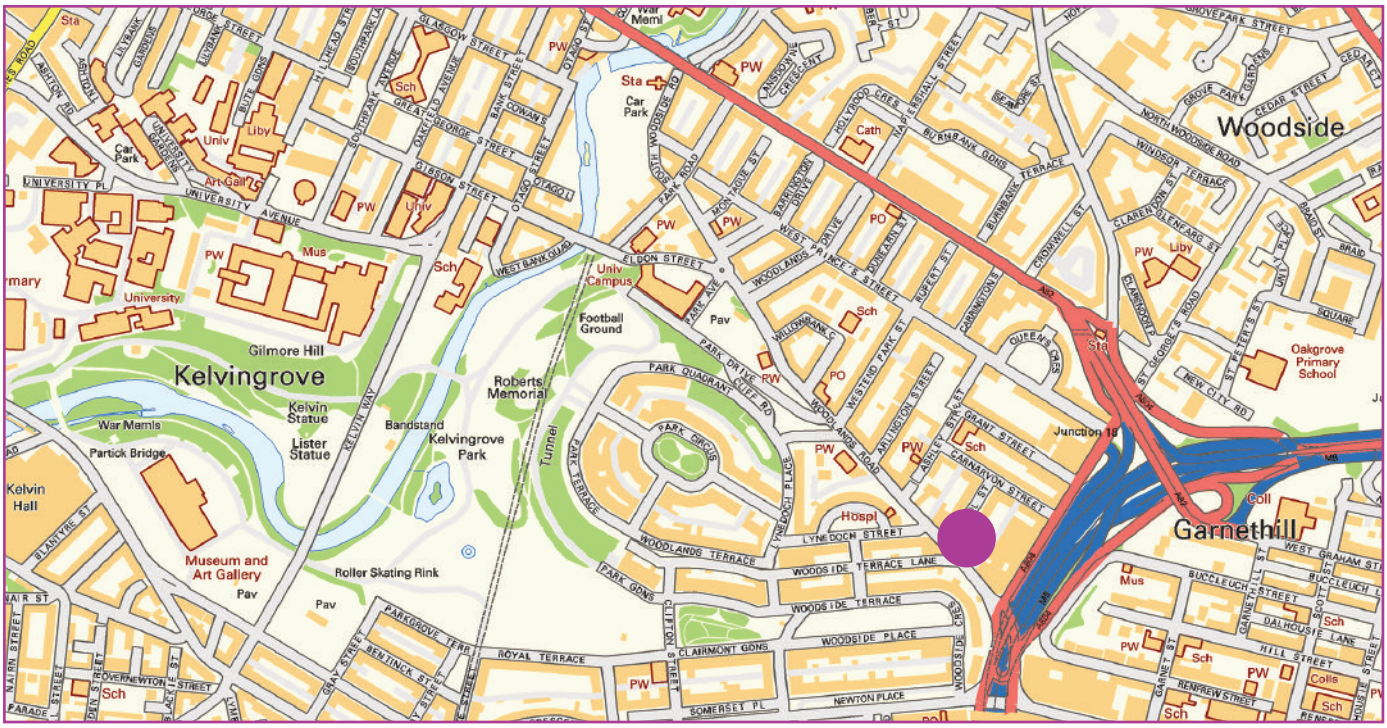

Location

The subjects are located mid way between Charing X and Kelvinbridge to the north west of Glasgow and within walking distance of the City Centre.

The unit is prominently located on the north side of Woodlands Road at its junction with Baliol Lane and opposite its junction with Woodside Terrace Lane lying just off the Park Area.

The area is popular with young professionals and students taking advantage of its close proximity to the City Centre but also Glasgow University and the West End.

The surrounding area is a mix of residential with high end townhouses nearby along with a large number of students flats.

Kelvinbridge and St Georges Cross Underground stations are both within easy walking distance.

The property is a prominent corner shop on a busy road which links the City Centre to the West End.

Nearby occupiers include SAINSBURYS ; CASHEL COFFEE HOUSE ; PEPES ; iCAFE ; EUSEBIS and numerous bars, restaurants and local traders.

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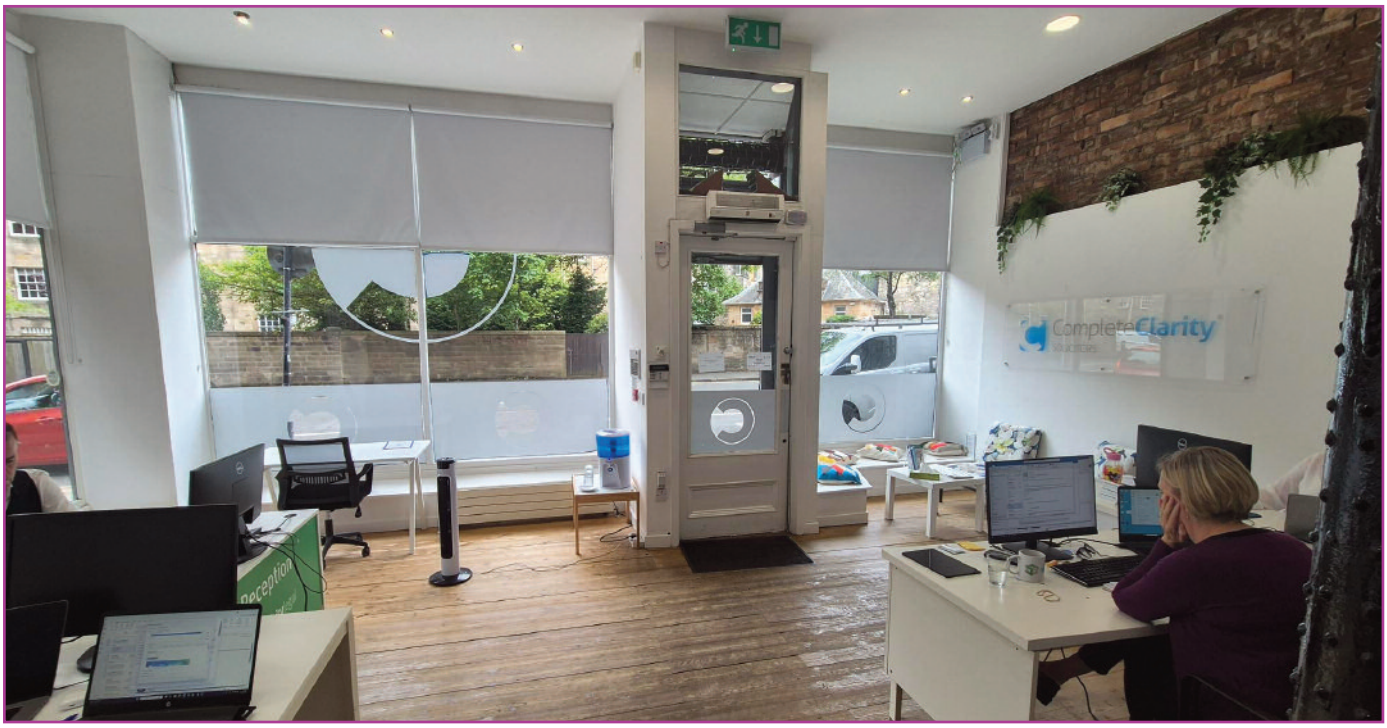

Accommodation

Frontage	27`0
Return Frontage (to lane)	15`0

Ground Floor	1,550 sqft (144 sqm) approx
Basement	1,024 sqft (95.1 sqm) approx
TOTAL	**2,574 sqft (239.1 sqm) approx**

A disabled toilet is available at ground floor level along with another toilet and also kitchen and additional storage space.

Rent / Lease
Offers over £24,000 per annum are invited.

Lease
The subjects will be available on a new lease basis for a minimum period of 5 years.

A longer term lease is available but will include 5 yearly rent reviews - details on request.

Rateable Value
We understand that the subjects have a current rateable value of £21,750.

VAT
The property is VAT registered.

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

EPC
An EPC will be provided.

Legal Costs
Each party will pay their own legal costs.

Entry
Available from late 2026 - further information on request as timings can be brought forward or can be left till mid 2027 if required..

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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

As the property is still trading as a solicitors office viewings will only be available by prior appointment.

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June 26

Dalkin + Co give notice to anyone who may read these particulars as follows:

(i) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents, or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required.

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