TO LET

TSA Property Consultants



254 Great Western Road, Glasgow, G4 9EJ Prime Positioned Retail Unit With Rear Loading

- 3,791sq ft
- Ground & Basement
- Class 1 Consent
- No V.A.T
- Rent: £40,000per annum

LOCATION

The property occupies a prominent position on the north side of Great Western Road, in the block between Burnbank Terrace and Napiershall Street, in the St George's Cross area of Glasgow. The location benefits from a site on one of the busiest arterial traffic routes in the City, and is central to a substantial catchment population in the surrounding residential area.

The location is popular with niche/specialised retailers including Bagno Design, Kitchens International, Clive Christian and Gideon Robinson and other traders present nearby include Tesco Express and Sainsbury's Local.

PROPERTY

The property comprises a double fronted retail unit which forms part of a four storey tenement block and has full height glazed display frontage set in aluminium frames with central entrance doorway.

The accommodation is arranged on ground and basement floors internally, the rear extension to the building which has direct service access for loading from the rear, via Napiershall Lane.

The property is presented in a good condition with open plan retail space to the front with a corridor leading to a larger area to the rear and partitioned storage / loading area. The ground floor offers partitioned w.c. and tea prep facilities. Access to the basement is gained via a single internal staircase leading to a mainly compartmentalised storage / workshop space.

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AREA
The property has been measured on a net internal floor area and has been calculated to extend to the following;

Ground: 353sqm (3,791sq ft)

NAV/RV
The property has assessed and entered onto the valuation roll with the following NAV/RV

£32,750 (Proposed)

Any new occupier has the right to appeal the current assessment valuation.

RENT
The property is available on a new full repairing and insuring head lease for a negotiable term for £40,000per annum

V.A.T.
Figures quoted are exclusive of V.A.T.

E.P.C.
Available on request

VIEWING
By appointment via the marketing agent

LEGAL
Each party shall bear their own legal costs incurred in the transaction

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Will - 07581 396092 (will@tsapc.co.uk)
General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering
In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time

Property Misdescription Act 1991:
The information contained within these particulars has been checked and unless otherwise stated, it is understood ot be materially correct at the date of publication After these details have been printed, circumstances may change out with our control When we are advised of any change we wil inform al enquiries at the earliest opportunity.