

445-449 DUMBARTON ROAD GLASGOW G11 6EJ



SUITABLE FOR DENTAL PRACTICE, SHOWROOM, RETAIL, OFFICE, G.P, PHARMACY



- Prime Position
- Busy Parade
- Extensive Ground Floor Retail Unit
- Return Frontage
- Suitable For; Dental Practice, Showroom, Retail, Office, G.P, Pharmacy.
- 2,573sq ft
- £32,000p.a.x

LOCATION

The subjects are situated on the South side of Dumbarton Road, at its junction with Hayburn Street, East of its junction with Crow Road within the Partick area of Glasgow.

Partick is a suburb in the west of Glasgow having seen extensive regeneration in recent years with extensive residential developments at Glasgow Harbour along with multiple student halls developments in the area attracting students from around the globe to study at Glasgow University, Strathclyde and Caledonian Universities. The area is well serviced with public transport links via bus routes to the city centre and beyond along with Partick Station having been extensively refurbished in 2014 with access to Glasgow City Centre and Edinburgh Waverley Station.

SUBJECTS

The subjects comprise an extensive ground floor retail unit with return frontage set within a traditional 4 storey tenemental sandstone development surmounted by a pitched roof.

Internally the subjects are fit out in standard Ladbroke's corporate spec with floors being of commercial carpet and laminated timber, lighting is provided by way of fluorescent strips recessed within the acoustic tile ceiling. Partitions have been erected internally to form disabled w.c, customer w.c's, counter with locking access, staff room and office.

AREA

The subjects have been measured on a Net Internal Area basis to offer the following floor space;

Ground: 239sqm (2,573sq ft)



NAV/RV

The subjects have been assessed and entered onto the valuation roll with the following NAV/RV

£25,500

We understand the subjects would benefit from rates discount under the small business rates relief scheme.

PROPOSAL

Our client is offering the subjects on a new Full Repairing and Insuring Lease for a negotiable term for £32,000p.a.x

V.A.T

Prices quoted are exclusive of V.A.T

E.P.C

Available on request

LEGAL

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

VIEWING

By appointment via the sole marketing agent

Jas Aujla
Will Rennie



TSA Property Consultants
50 Darnley Street, Pollokshields,
Glasgow G41 2SE

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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to 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 will inform all enquiries at the earliest opportunity.