



172 Dorchester Avenue, Glasgow, G12 0DZ

Situated on Busy Retail Parade

- Centre of Densely Populated Area
- Ground Floor
- 460sq ft
- Rates & V.A.T. Free
- Rent: o/o £13,500p.a.

**LOCATION**

The subjects are positioned on the south side of Dorchester Avenue, occupying a relatively central location at the boundary of Anniesland and Kelvindale areas of Glasgow.

Glasgow City Centre lies approximately 4 miles to the East. Anniesland is a highly desirable residential area in the West End of Glasgow, with the popular Kelvinside and Hyndland areas located nearby.

There are excellent transport links to Glasgow City Centre with regular bus routes. Kelvindale Train Station is within 0.5 miles. Dorchester Avenue meets its junction with Great Western Road leading to Glasgow City Centre and the M8

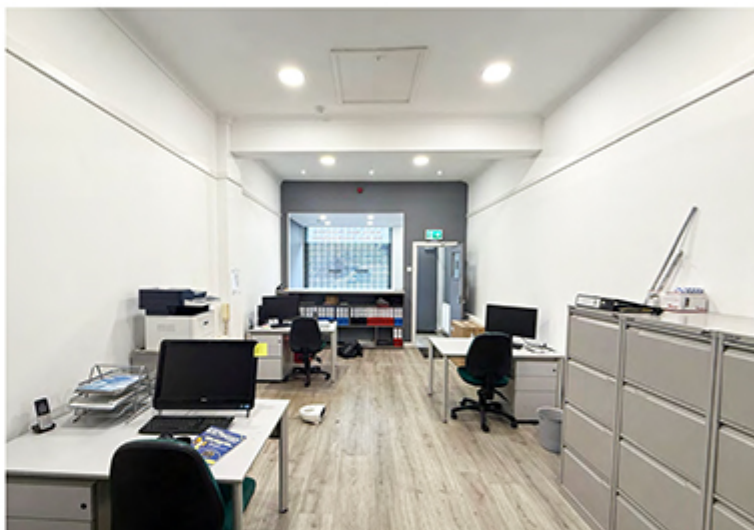
Motorway. Commercial occupiers in the immediate vicinity are of a local independent nature, these include Jaipur Balti House, Ocean Park Takeaway, About Hair and Beauty and Spar.

**PROPERTY**

The property forms a mid-terraced single storey retail unit of brick construction, surmounted by a pitched roof. Internally, the property is rectangular in nature, arranged to provide a front reception area, open plan office with kitchen and toilet facilities to the rear. There is a basement access via a hatch from the kitchen area providing ancillary storage.

Access is gained via a single entrance door protected by manual roller shutters





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**AREA**

The property extends to the following net internal area

Ground: 42.75sqm (460sq ft)

**NAV/RV**

£5,000

**RENT**

The property is available on a new full repairing and insuring head lease for a negotiable term for o/o £13,500p.a.

**V.A.T**

We understand the property has not been elected for V.A.T.

**TITLE**

Available on request

**VIEWING**

Available on request

**LEGAL**

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

**TSA Property Consultants**

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**Anti-Money Laundering**

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

**Property Misdescription 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.