

FOR SALE - INVESTMENT / RETAIL

361 DUMBARTON ROAD

PARTICK, GLASGOW, G11 6BA



KEY HIGHLIGHTS

- 703 sq ft
- Close proximity to Glasgow University
- Let on FRI terms to a private individual, passing rent of £19,750 per annum.
- Neighbouring occupiers include Ladbroke's, VPZ, West End Smiles, Boots Pharmacy, Avolon Carpets
- Located within the Partick area of Glasgow's West End
- Well-presented salon / class 1a premises
- Lease expiry January 2028
- Offers over £200,000 = NIY 9.68%

SUMMARY

Available Size	703 sq ft
Price	Offers in excess of £200,000 A purchase at this level equates to a NIY of 9.68% after purchasers costs.
Rateable Value	£13,000 Rates payable approx £1,563.25
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Well-presented ground floor Class 1A / Salon premises forming part of a red sandstone tenement building.

Externally benefits from an attractive shopfront with customer entrance, both protected by electrically operated security shutters.

Internally provides bright open-plan accommodation to the front with a partitioned beauty room, staff welfare space and a WC to the rear.

LOCATION

Located within the Partick area of Glasgow’s West end on the south side of Dumbarton Road between its junction with Anderson Street and Vine Street, approx 1.5 miles west of the city centre and in close proximity to Glasgow University.

Partick Underground, Railway and Bus Station are a 2 minute walk west.

Neighbouring occupiers include Ladbrokes, VPZ, West End Smiles, Boots Pharmacy, Avolon Carpets.

ACCOMMODATION

The accommodation comprises the following areas:

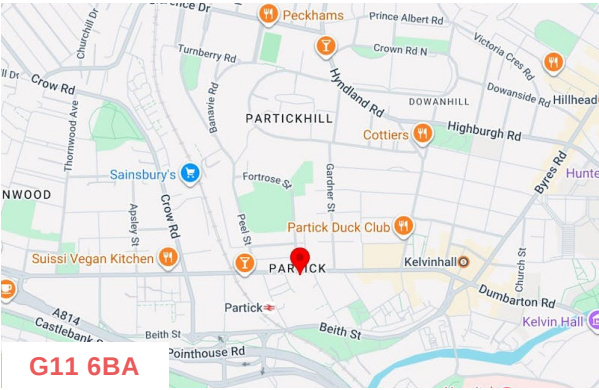
Name	sq ft	sq m	Availability
Ground	703	65.31	Available
Total	703	65.31	

TENANCY INFORMATION

The subjects are let on FRI terms to a private individual, passing rent of £19,750 per annum.

Lease expiry January 2028.

A copy of the lease is available to seriously interested parties.



VIEWING & FURTHER INFORMATION

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