

Retail, Retail - Out Of Town FOR SALE

TSA Property Consultants



1630 Great Western Road, Glasgow, G13 1HH

Glasgow West End Retail Investment | Passing £13,000p.a. On Personal Name Expiry 2030 with Fixed increase in 2028 to £13,500p.a.

Summary

Tenure	For Sale
Available Size	424 sq ft / 39.39 sq m
Price	Offers in excess of £150,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Busy Thoroughfare
- Rates & V.A.T. Free
- Expiry April 2030
- Price: o/o £150,000
- 424sq ft
- Let on Personal Name
- Rent: £13,000p.a. Increasing to £13,500p.a. in 2028

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Summary

Available Size	424 sq ft
Price	Offers in excess of £150,000
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a ground floor retail unit set within a larger 4 storey traditional tenemental building surmounted by a pitched roof.

The building forms the ground floor of a 4 storey mixed use development of sandstone construction surmounted by a pitched roof.

The property offers a single frontage of aluminium framed and glazed construction with single entrance door. Internally the property is presented in an open plan format with partition erected to the rear to form rear store. The mezzanine level is accessed via a single timber staircase to offer an office / tea prep area and w.c. facility.

Area

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

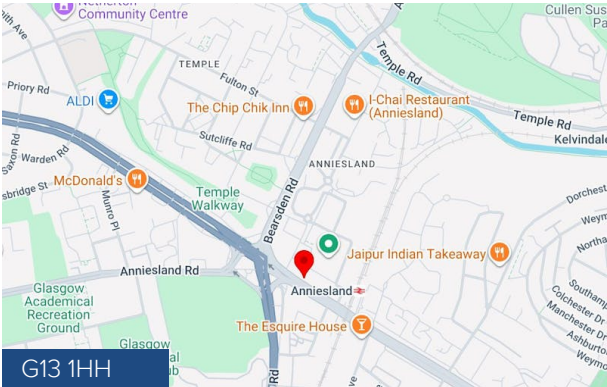
Ground: 29.31sqm (315sq ft)

Mezz: 10.08sqm (109sq ft)

Total: 39.39sqm (424sq ft)

Location

The subjects are situated on the North side of Great Western Road, East of its junction with Anniesland across at a prominent position in a heavily populated retail sector of Anniesland in Glasgow. Neighbouring occupiers include Domino's, Cancer Research UK, Paddy Power & Boots Pharmacy.



Viewing & Further Information



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