

DM HALL

To Let

RETAIL

195 Great Western
Road, Glasgow,
G4 9EB



Ground Floor
73.66 SQ M (793 SQ FT)
Basement
24.19 SQ M (260 SQ FT)

Property Details

- Prominent retail premises.
- Excellent transport connections.
- Arranged over the ground floor and basement.
- Offers in the region of £18,000 per annum.

Location

The subjects are located on the eastern side of Great Western Road close to its junction with Rupert Street. Glasgow City Centre lies approximately 0.5 miles to the east.

There are excellent transport links in the vicinity with Junction 17 providing access to the M8 motorway network in close proximity. Charing Cross Railway Station and St George's Cross Underground Station are located within a short walk. Regular bus services are located along Great Western Road within a short distance.

The immediate surrounding area is a mix in nature including retail, office, leisure and residential occupiers. Nearby occupiers include Wintergills Glasgow, The Scallion, Pelo, Exact Eycare and iCafe.

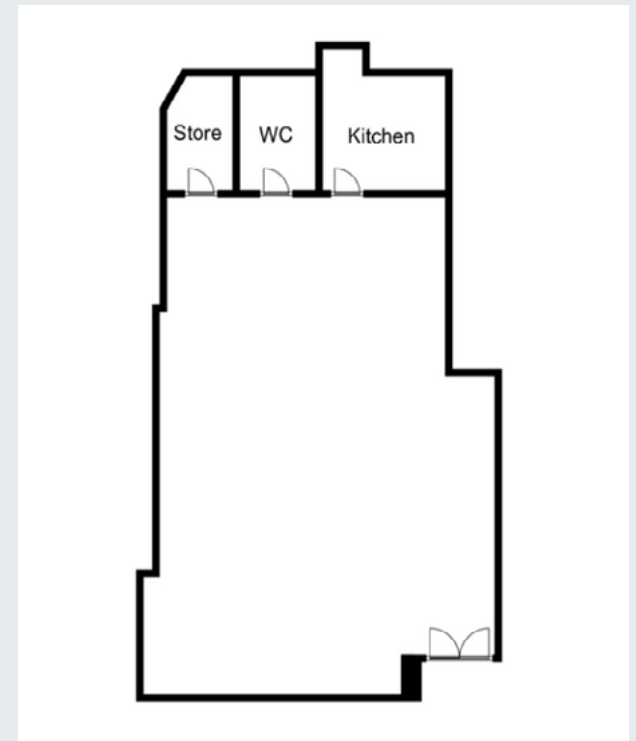
The approximate location of the subjects is shown on the appended street plan.

Description

The subjects are located on the eastern side of Great Western Road close to its junction with Rupert Street. Glasgow City Centre lies approximately 0.5 miles to the east.

Internally, the subjects are rectangular in nature providing an open plan sales area with kitchen, storage and toilet facilities to the rear.

Additional storage is located at basement level accessed from a hatch.



Property Details

Access to the premises is through a single entrance door at pavement level on Great Western Road.

The subjects benefit from excellent natural lighting with full height glazed double frontage.

Accommodation & Floor Areas

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal basis and is as follows:

Floor	sq m	sq ft
Ground	73.66	793
Basement	24.19	260
Total	97.85	1,053

Non Domestic Rates

Rateable Value - £15,500.

Please note that a new occupier has the right to appeal the current assessment.

Lease Terms

Offers over £18,000 per annum are invited.

Energy Performance

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

Legal Costs

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

All prices quoted are exclusive of VAT which maybe chargeable.

Anti Money Laundering:

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.



Make an enquiry

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DM HALL



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