TO LET

TSA
Property Consultants

572 Dumbarton Road, Partick, Glasgow, G11 6RH

Retail / Office Unit

- Busy West End Location
- Class 1 Retail / Office Space
- V.A.T Free
- 1,165 sq ft
- Available Immediately
- Lease Incentives Available
- Rent £18,000 p.a.

LOCATION

The property is situated on the north side of Dumbarton Road in Partick, Glasgow, occupying a prominent position benefitting from high levels of passing vehicular traffic and strong pedestrian footfall.

The property is approximately 400 yards west of Partick railway and subway stations, with an abundance of bus services along Dumbarton Road. It is a short distance from the Clydeside Expressway junction, giving access to the Clyde Tunnel and Glasgow City Centre.

The surrounding area is predominantly traditional tenements with commercial occupiers at ground floor. The property is close to Glasgow West End Retail Park, whose occupiers include M&S, Sainsbury's, Boots, Costa Coffee and McDonald's.

PROPERTY

The property comprises a ground floor retail unit within a larger 4-storey sandstone tenement.

Internally, the unit provides an open-plan retail area, two storage rooms, a kitchenette and a WC to the rear.

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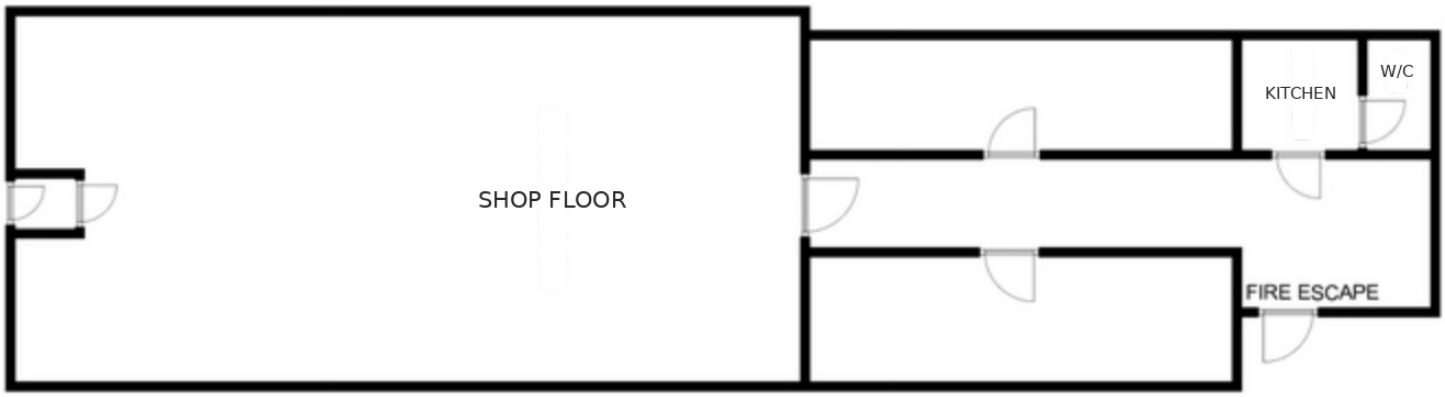

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AREA
The subjects have been measured on a net internal area basis extending to 108.2 sq m (1,165 sq ft).

RENT
The property is available on a new full repairing and insuring head lease at £18,000 p.a.

NAV/RV
£12,300

V.A.T
The property has not been elected for V.A.T.

ENERGY PERFORMANCE
A copy of the Energy Performance Certificate (EPC) is available on request.

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

VIEWING
Strictly by appointment with TSA Property Consultants.

MISDESCRIPTIONS
The information contained within these particulars has been checked and, unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.

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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, as property agents we are obliged to undertake AML diligence for both parties involved in a transaction. As such, personal and or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude