

TO LET

340/342 DUMBARTON ROAD GLASGOW G11 6TG

LOCATION

The subjects occupy a prominent location on the north side of Dumbarton Road some 1.5 miles to the west of Glasgow City Centre. Dumbarton Road is one of Glasgow's strongest secondary location. The shop is located within the most prominent retailing section between Fortrose Street and Gardiner Street close to the bus / rail / subway transport interchange. The unit adjoins VPZ, Ladbrokes and Victoria PH, with Prince & Princess of Wales Hospice Shop, Avalon Flooring, H&T Pawnbrokers and Betfred directly opposite.

ACCOMMODATION

The unit extends to ground floor only and has the undernoted approximate principal dimensions and areas.

Gross Frontage	7.14m	25' 5"
Net Frontage	6.56m	21' 6"
Internal Width	6.62m	21' 9"
Max Sales Depth	11.28m	37' 0"
Net Area	72.80 sq m	784 sq ft

LEASE TERMS

The premises are available on a new FRI lease with provision for rent review. Rental offers are invited in excess of £19,500 plus VAT pa.

RATES

The SAA website indicates RV £16,300 effective 1st April 2017. A qualifying occupier would normally receive a 25% discount on rates payable under the Small Business Bonus Scheme. The mygov.scot website indicates that a qualifying occupiers would pay £5,958.17 per annum approx.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC and Recommendation Report is available on request.

FULLY REFURBISHED UNIT



ENTRY

By agreement.

LEGAL COSTS

Each party to bear their own costs. The ingoing tenant to be responsible for registration dues, LBTT etc.

VAT

All terms are quoted net of VAT.

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers / tenants which will at a minimum include proof of identity / address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

VIEWING/FURTHER INFORMATION

Strictly by appointment through the joint agents:

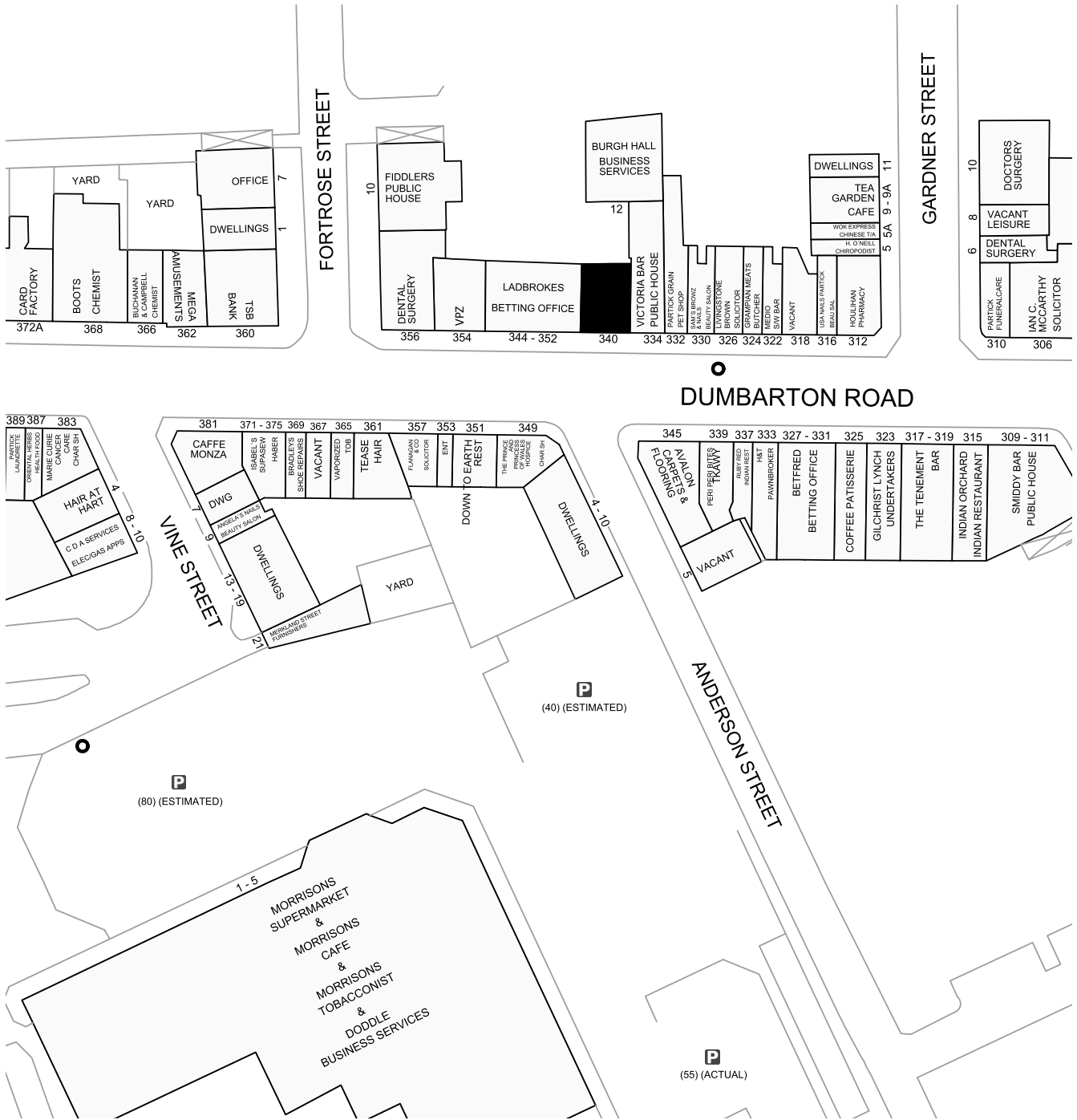


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