



Prominent West End Retail Unit

Close to Anniesland Cross

Substantial Frontage

Rent: On application / Sale: On application

Ground 5,900 sq ft / First Floor 2,070 sqft

Location

Glasgow is Scotland's largest city with a population of approximately 660,000 and an estimated shopping catchment of 2 million.

The subjects are situated on the North side of Great Western Road, east of its junction with Anniesland Cross 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.

Accommodation

The property comprises a substantial ground and first floor commercial space within a larger multi-storey mixed use development with single storey extension to the rear with loading area. The premises benefits from a substantial glazed frontage with ample of on street parking.

Internally the ground floor benefits from an open plan layout, with an internal staircase situated to the rear with access to the upper floor. The property benefits from a substantial extension to the rear with access via Foulis Lane. The upper floor currently houses staff room, office, w/c facilities and store room.

The premises extend to the following approximate areas:

Ground Floor: 5,900 sq ft / 548.13 sqm

First Floor: 2,070 sq ft / 192.31 sqm

Rent

On application.

Lease

The subjects are available on a new FRI lease.

Sale

On application.

Rates

Rateable Value: £63,500

UBR (2023/24): £0.554

Rates Payable: £35,179 pa

Planning

The premises benefit from Class 1a retail/office consent. Interested parties are advised to speak directly to the Local Planning Authority.



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1588 Great Western Road
Glasgow G13 1HQ

EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon



Viewing strictly by appointment with BRITTON PROPERTY

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