



Prime Retail Unit located in West End
Benefits from large frontage and rear loading
Rent: O/O £85,000pa
NIA: Ground Floor: 2,485sqft

Location

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

The premises are situated on the south side of Dumbarton Road, adjacent with Mansfield Street within the suburb of Partick in the west end of Glasgow. Situated within a modern development, the area has seen significant growth with the Glasgow Universtory Campus development, multiple student accommodation builds and continued demand for residential space within the area.

Nearby occupiers include a wide range of operators including Tesco, Anytime Fitness, Carlton Bingo, Celinos, The Lismore and Betfred.

Accommodation

The premises comprise the ground floor of a 4 storey modern, mixed use building with prominent frontage.

The premises provide open plan retail sales space to the front with partitions separating the storage/staff/wc areas at the rear. There is rear access to a loading facility.

The premises extend to the following areas -

Ground Floor: 2,485 sq ft / 20.86 sqm

Rent

O/O £85,000 pa are sought.

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: £49,000

UBR (2025/26): £0.481

Rates Payable: £23,569

EPC

On application

Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent. The premises would be suitable for other uses subject to securing the necessary consents.

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.



Anti-Money Laundering

Anti Money Laundering and Proceeds of Crime regulations require agents acting for both parties to all transactions to undertake due diligence on both the purchaser(s) and vendor(s) / landlord(s) and tenant(s). We must identify and verify all relevant parties, who are required to disclose all relevant information prior to the conclusion of the transaction.

Viewing strictly by appointment with BRITTON PROPERTY

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