

# DM HALL

To Let/  
May Sell

Office/Retail Unit

73 St George's  
Road, Glasgow,  
G3 6JA



74.06 sq m  
(797 sq ft)

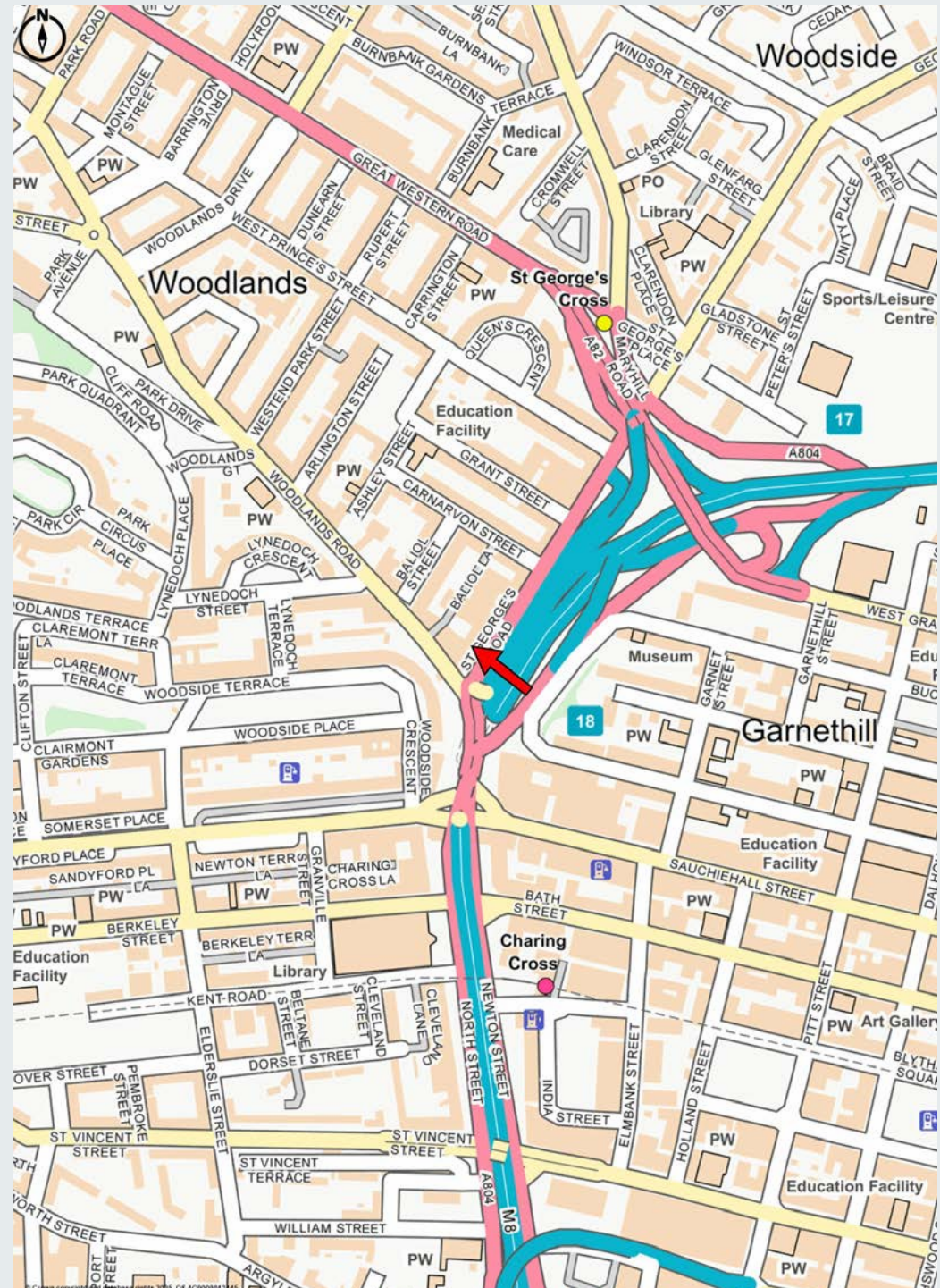
# Property Details

- Attractive office/retail unit on Charing Cross.
- Close proximity to City Centre.
- Situated outside Glasgow's Low Emission Zone.
- Convenient access to M8 Motorway network.
- Excellent public transport links.
- Rental offers over £20,000 per annum invited.
- Offers over £165,000 are invited.

## LOCATION

The subjects are located on the west side of St George's Road, fronting junction 18 of the M8 motorway network. Glasgow city centre lies approximately one mile to the east.

There are excellent transport links in the immediate vicinity with St George's Cross underground station, Anderston and Charing Cross railway stations within walking distance. Regular bus services are available on Woodlands Road, Sauchiehall Street and St Georges Road.



# Property Details

The immediate surrounding area is mixed in nature with predominantly retail premises on the ground floor and residential dwellings on the upper floors. Nearby occupiers include Wed2B, AS Electrics, Kaze and Creative Art Tattoo.

An approximate location of the subjects is shown on the appended plan.

## DESCRIPTION

The subjects occupy the ground floor within a traditional five-storey sandstone building, surmounted by a pitched roof. The building is Category B listed.

Internally, the subjects are currently used as a beauty salon and arranged to provide an open plan front/sales area with private treatment room, kitchenette and toilet to the rear.

Access to the subjects is afforded via a single entrance door, protected by metal railings, from St George's Road.

## 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:

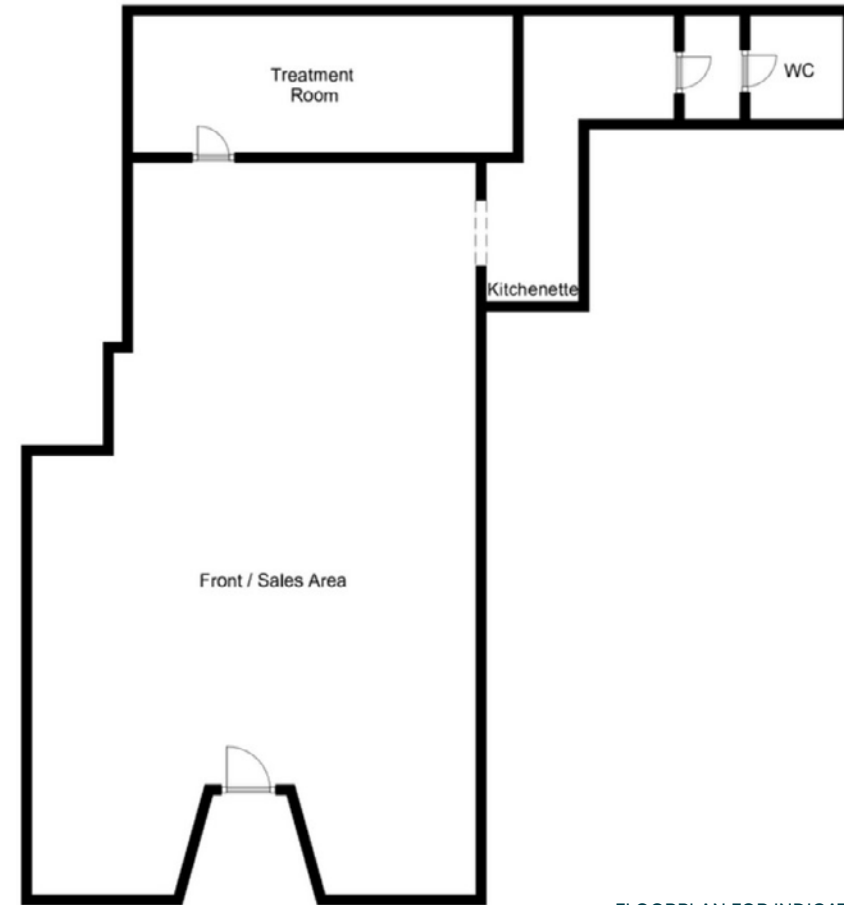
**74.06 sq.m. (797 sq.ft.)**

## NON-DOMESTIC RATES

According to the Scottish Assessors Association, the subjects have a rateable value of £14,200.

The property qualifies for 50% rates relief, subject to occupier status.

Any ingoing occupier has the right to appeal the assessment.



FLOORPLAN FOR INDICATIVE PURPOSES ONLY.



# Property Details

## LEASE TERMS

Offers over £20,000 invited.

## SALE TERMS

Offers over £165,000 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 may be chargeable.

## VIEWING ARRANGEMENTS

Strictly by contacting the sole letting/selling agents.

## ANTI MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



## Make an enquiry

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**DM HALL**



Regulated by

**RICS**

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.