



179 &amp; 185 Dumbarton Road, Glasgow, G11 6AA

Prominent Modern Retail Unit

- Ground Floor
- Rear Loading
- Large Frontage
- 2,485sq ft
- Potential For Sub-Division
- Rent: o/o £70,000p.a.x

**LOCATION**

The property is situated on the south side of Dumbarton Road, adjacent to its junction with Mansfield Street within the suburb of Partick at the west end's southernmost point. Situated within the modern "West 11" development, the area has seen extensive growth in recent years with the advancement of Glasgow University campus extension, multiple student accommodation developments in close proximity and high level of demand for residential space within the area have culminated in an increase demand for services in the area.

The area is characterised with traditional tenemental developments offering commercial units at ground floor with upper floors providing flatted residential dwellings throughout the locale. Neighbouring occupiers include; Crazy Wok, Tesco, Celino's, Betfred, The Quarter Gill and Bag O' Nails.

**PROPERTY**

The property forms a ground floor commercial space within a larger 4 storey mixed use development with prominent frontage secured by aluminium roller shutter.

The property benefits from being of modern steel framed construction, offering an open plan retailing space to the front with partitions erected to the rear forming staff tea prep, disabled w.c. changing rooms, store room and rear access to the private car park and loading facility.

The space is fitted out to a modern standard with floors have been overlaid in linoleum and carpet throughout with lighting provided. By way of L.E.D. panels recessed within the suspended acoustic tile ceiling.



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#### AREA

The property has been calculated to extend to the following area

179: 95.15sqm (1,035sq ft)  
185: 134.7sqm (1,450sq ft)  
Total: 229.85sqm (2,485sq ft)

#### NAV/RV

The property has been assessed and entered onto the valuation roll with the following NAV/RV

£49,000

#### RENT

The property is available on a new full repairing insuring head lease for a negotiable term for o/o £70,000per annum

#### V.A.T.

Figures quoted are exclusive of V.A.T.

#### E.P.C

Available on request

#### VIEWING

By appointment via the marketing agent

#### LEGAL

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

#### TSA Property Consultants

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#### Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

#### Property Misdescription Act 1991:

The information contained within 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 out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.