

## TO LET - RETAIL

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571-573 DUMBARTON ROAD

THORNWOOD / PARTICK, GLASGOW, G11 6HU



### KEY HIGHLIGHTS

- 631 sq ft
- Located within the Thornwood / Partick area of Glasgow's West End
- New FRI lease available - £15,000 pa - no VAT
- Nearby occupiers include GaGa Bar & Restaurant, Belvoir Lettings, Basta Pizza, The Bathroom & Shower Centre,
- Highly prominent Class 1A premises
- Available for immediate occupation
- Eligible for 100% rates relief under Small Business Bonus Scheme

## SUMMARY

Available Size	631 sq ft
Rent	£15,000 per annum
Rates Payable	£4,830.60 per annum Some occupiers may eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£9,700
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## DESCRIPTION

Double-fronted Class 1A premises.

Externally benefits from extensive glazed shopfront with pedestrian door.

Internally the subjects provide main open-plan retail space to the front with generous floor to ceiling height, there is a temporary partition dividing the space that can be easily removed.

To the rear there is a separate room that has most recently been used as a salon, together with WC and tea-prep.

## LOCATION

Located within the Partick area of Glasgow's West end on the south side of Dumbarton Road by its junction with Meadow Road only 2 miles west of the city centre.

The Clydeside Expressway / Clyde Tunnel are a 1 minute drive away that connects with the M8 motorway beyond.  
Partick Underground, Railway and Bus Station are a 10- minute walk east.

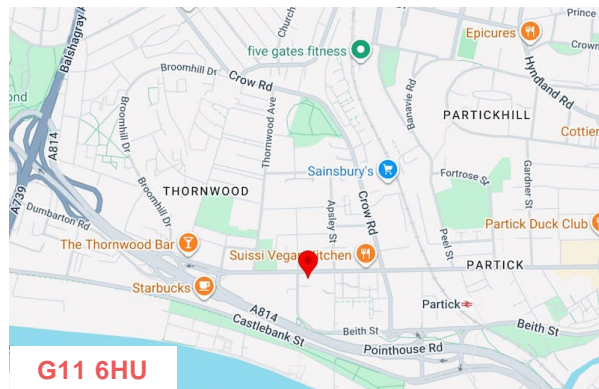
On-street parking is provided.

Nearby occupiers include GaGa Bar & Restaurant, Belvoir Lettings, Basta Pizza, The Bathroom & Shower Centre,

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	631	58.62	Available
<b>Total</b>	<b>631</b>	<b>58.62</b>	



## VIEWING & FURTHER INFORMATION

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