

TO LET - RETAIL

558 DUMBARTON ROAD

THORNWOOD / PARTICK, GLASGOW, G11 6RH



KEY HIGHLIGHTS

- 1,264 sq ft
- Large ground floor Class 1A premises
- Highly convenient underground, bus and rail links
- New FRI lease available - £19,500 per annum, no VAT
- Available for immediate occupation
- Situated on busy main arterial route
- On-street parking provided
- Well-suited for retail / showroom / cafe / clinic / yoga / pilates etc

SUMMARY

Available Size	1,264 sq ft
Rent	£19,500 per annum
Rateable Value	£12,400 The rates payable is £596.44
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Large ground floor Class 1A premises forming part of a larger refurbished tenement building.

Externally benefits from a double shopfront protected by electric security shutters.

Internally the subjects are arranged over the ground floor only and provide bright open-plan accommodation complete with tea-prep and WC to the rear.

The property is well-suited for retail / showroom / cafe / clinic / yoga / pilates etc.

LOCATION

The subjects are located within the Thornwood / Partick area of Glasgow's West End just 2 miles west of the city centre.

More specifically the subjects command a highly prominent position on the north side of Dumbarton Road by its junction with Apsley Street.

Partick Underground, Railway and Bus Station are a 10 minute walk east.

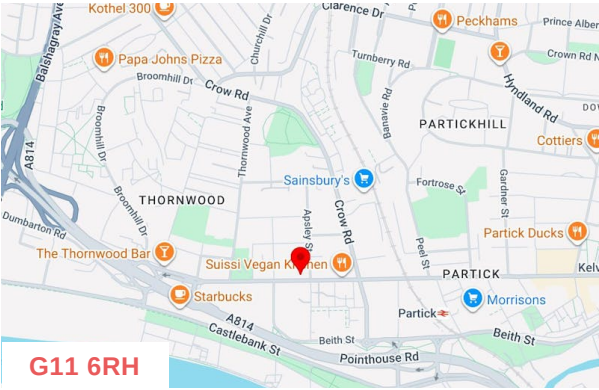
The Clydeside Expressway and Clyde Tunnel are a 2 minute drive west that connect with the M8, M74 and M77 beyond.

Neighbouring occupiers include Gaga Restaurant, O'Callaghan Opticians, Aesthetisfy, Thornwood Post Office, The Bathroom & Shower Centre, Meadow Road Coffee Shop.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,264	117.43	Available
Total	1,264	117.43	



VIEWING & FURTHER INFORMATION

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