

## TO LET - RETAIL

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305 CROW ROAD

BROOMHILL, GLASGOW, G11 7BU



### KEY HIGHLIGHTS

- 270 sq ft
- Well-presented Class 1A premises
- New FRI lease available - £10,000 per annum
- Neighbouring occupiers include Koi , Kothel, The Cake Mixer, Spirito, Cresswell & Co, The Wee Kitchen Shop and McKay's Hardware
- Available for immediate occupation
- Located within the popular Broomhill area of Glasgow's West End
- Eligible for 100% rates relief

## SUMMARY

|                |                                    |
|----------------|------------------------------------|
| Available Size | 270 sq ft                          |
| Rent           | £10,000 per annum                  |
| Rates Payable  | £3,535.80 per annum                |
| Rateable Value | £7,100                             |
| VAT            | Not applicable                     |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | Upon enquiry                       |

## DESCRIPTION

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

Externally benefits from a single shopfront with adjacent customer entrance, protected by manual roller shutter.

Internally the property presents well and provides open-plan retail space with WC.

## LOCATION

The subjects are located within the popular Broomhill area of Glasgow's West End approximately 3 miles west of Glasgow City Centre.

More specifically the subjects are situated on the west side of Crow Road between its junctions with Marlborough Avenue and Victoria Park Gardens South.

Free on-street parking is provided to the front as well as the surrounding streets.

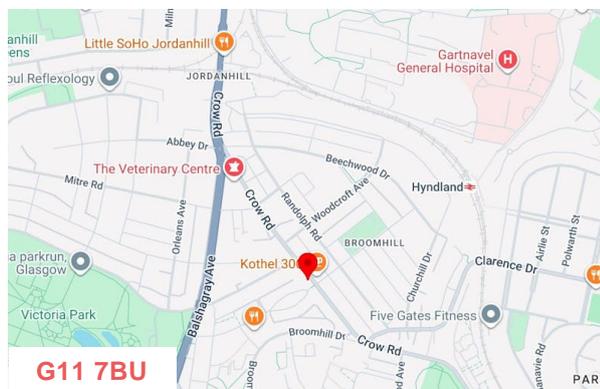
Regular bus services operate on Crow Road whilst Jordanhill Railway Station is a 10-minute walk north.

Neighbouring occupiers include Koi , Kothel, The Cake Mixer, Spirito, Cresswell & Co, The Wee Kitchen Shop and McKay's Hardware.

## ACCOMMODATION

The accommodation comprises the following areas:

| Name         | sq ft      | sq m         | Availability |
|--------------|------------|--------------|--------------|
| Ground       | 270        | 25.08        | Available    |
| <b>Total</b> | <b>270</b> | <b>25.08</b> |              |



## VIEWING & FURTHER INFORMATION

### Gregor Brown

0141 212 0059 | 07717447897  
gb@gmbrown.co.uk

### Kerrie Currie

0141 212 0059 | 07778 431703  
kc@gmbrown.co.uk

G·M·BROWN