

## FOR SALE - RETAIL

---

650 DUMBARTON ROAD

GLASGOW, G11 6RA



### KEY HIGHLIGHTS

- 1,448 sq ft
- Excellent owner-occupier / investment opportunity
- Finished to an exceptionally high standard
- Offers over £250,000 invited
- Located within the popular Thornwood area of Glasgow's West End
- Corner Class 1A premises with return frontage
- Eligible for 100% rates relief

## SUMMARY

Available Size	1,448 sq ft
Price	Offers in excess of £250,000
Rates Payable	£4,992 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£10,400
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## DESCRIPTION

Highly prominent corner Class 1A premises with return frontage.

Benefits from attractive full high glazed frontage allowing for excellent levels of natural daylight.

Our client has refurbished the property to an exceptionally high standard providing main open-plan front area with exposed brick walls and concrete floor.

To the rear there is glass partitioned meeting room, kitchen / break-out area, storage space and a staff WC.

## LOCATION

Located within the Thornwood area of Glasgow's West end on the north side of Dumbarton Road, at its corner with Thornwood Avenue, just 2 miles west of the city centre.

Immediate access to the Clydeside Expressway and Clyde Tunnel that connects with the M8 motorway beyond.

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

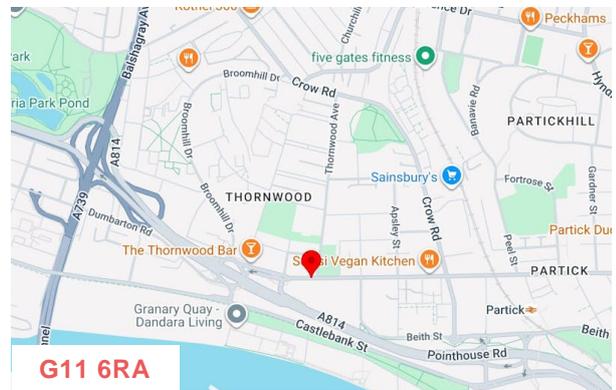
On-street parking is provided.

Nearby occupiers include Orzel Menswear, West End Flooring, Meadow Road Coffee Shop, Kitchens in Colour, Kerry Strain Studio and Fireplace Centre.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,448	134.52	Available
<b>Total</b>	<b>1,448</b>	<b>134.52</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