

TO LET - LEISURE

102 DUMBARTON ROAD

PARTICK, GLASGOW, G11 6NX



KEY HIGHLIGHTS

- 686 sq ft
- Available for immediate occupation
- Short walk to Kelvinhall Underground Station
- Landlord has reapplied for a license with decision pending
- Highly prominent Class 3 premises
- Close proximity to Glasgow University
- New FRI Lease available - £32,000 per annum - no VAT
- Neighbouring occupiers include Eighty Eight, Sally's Salon Services, Majestic Wines, Dumpling Monkey, GDK, Wunderbar, Station Kitchen

SUMMARY

Available Size	686 sq ft
Rent	£32,000 per annum
Rates Payable	£9,312.60 per annum
Rateable Value	£18,700
VAT	Not applicable
Legal Fees	Each party to bear their own costs
BER Rating	Upon enquiry

DESCRIPTION

Ground floor class 3 premises forming part of a larger tenement building.

Externally benefits from a tri-fold glazed frontage with side pedestrian access door.

Internally provides open-plan dining area, bar / servery, fitted kitchen and 2 x WC's.

The property presents in good order with limited investment required to re-establish a food related business.

LOCATION

The subjects are located within the popular Partick area of Glasgow's West End just 1 mile west of the City Centre.

More specifically the subjects are situated at Patrick Cross on the north side of Dumbarton Road, between its junctions with Byres Road and Church Street, nearby Kelvin Hall, Kelvinside Art Gallery/Museum and The University of Glasgow.

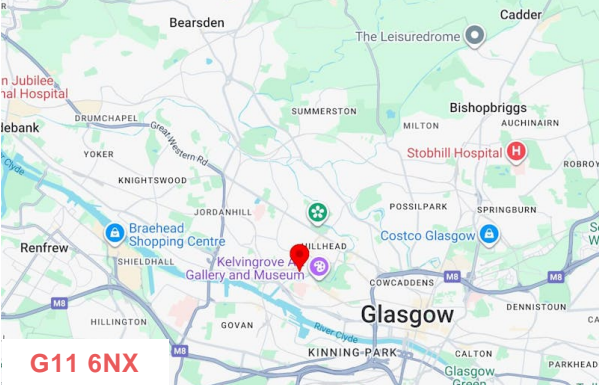
Highly convenient public transport links are provided with various bus services operating on Dumbarton Road whilst Kelvinhall Subway Station is only a few minutes walk away whilst Partick Train Station a 10 minute walk east.

Neighbouring occupiers include Eighty Eight, Sally's Salon Services, Majestic Wines, Dumpling Monkey, GDK, Wunderbar, Station Kitchen.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	686	63.73	Available
Total	686	63.73	



VIEWING & FURTHER INFORMATION

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