

TO LET - RETAIL

329 DUMBARTON ROAD

GLASGOW, G11 6AL



KEY HIGHLIGHTS

- 1,094 sq ft
- Located within the heart of Glasgow's West End
- Close proximity to Glasgow University
- Neighbouring occupiers include Houlihan Pharmacy, Partick Aquatics, Ladbroke's, Banh Mi & Tea, VPZ, Avalon Carpets, Bupa Dental Care
- Highly prominent ground floor Class 1A premises
- Available for immediate occupation
- New FRI lease - £20,000 per annum

SUMMARY

Available Size	1,094 sq ft
Rent	£20,000 per annum
Rates Payable	£8,266.80 per annum
Rateable Value	£16,600
EPC Rating	Upon enquiry

DESCRIPTION

Mid-terraced double-fronted ground floor retail premises forming part of a larger tenement building.

Externally benefits from modern shopfront with electric roller shutter.

Internally provides open-plan accommodation.

The property is being refurbished and “white boxed” to provide a clean and tidy blank canvas complete with WC and tea-prep

LOCATION

Located within the Partick area of Glasgow’s West end on the south side of Dumbarton Road opposite its junction with Gardner Street only 1.5 miles west of the city centre.

Close proximity to Glasgow University.

Partick Underground, Railway and Bus Station are a 2 minute walk west.

On-street parking provided.

Nearby occupiers include Houlihan Pharmacy, Partick Aquatics, Ladbrokes, Banh Mi & Tea, VPZ, Avalon Carpets, Bupa Dental Care.

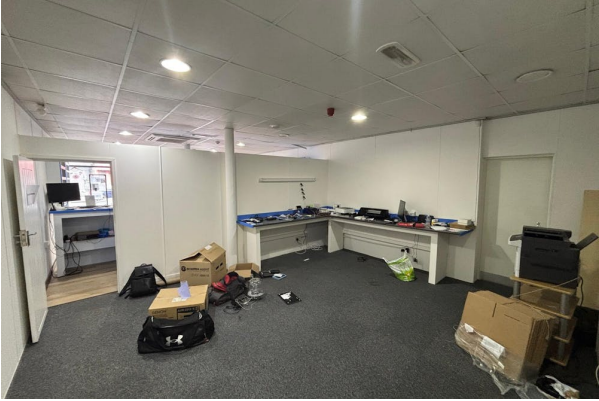
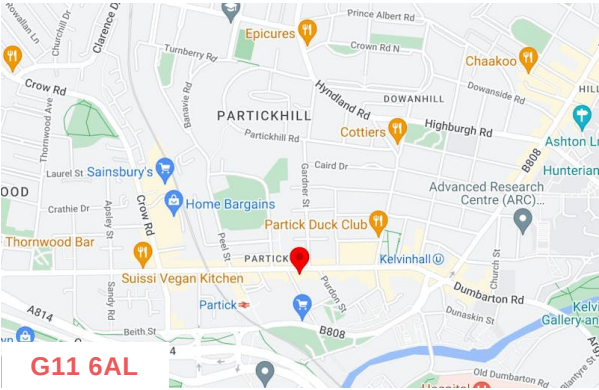
ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	1,094	101.64	Available
Total	1,094	101.64	

JOINT AGENT

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VIEWING & FURTHER INFORMATION

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