

FOR SALE - LEISURE / RETAIL

734 - 736 DUMBARTON ROAD

THORNWOOD, GLASGOW, G11 6RD



KEY HIGHLIGHTS

- 2,298 sq ft
- Licensed bar / restaurant premises plus single retail unit
- Scope to combine the units, subject to planning
- Offers over £360,000 invited, no VAT
- Located within the popular Thornwood area of Glasgow's West End
- Excellent owner-occupier / investment opportunity
- Benefits from generous outdoor seating area
- Neighbouring occupiers include The Thornwood Bar, Orzel, Mortgage Advice Brokerage and William Hill

SUMMARY

Available Size	2,298 sq ft
Price	Offers in excess of £360,000
Business Rates	734 Dumbarton Rd - £22,500 736 Dumbarton Rd - £6,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

734 Dumbarton Road - double-fronted bar / restaurant premises with generous outdoor seating. Externally benefits from double shopfront protected by electrically operated shutters. Internally provides bright open-plan accommodation with bar area, kitchen and customer WCs to the rear.

736 Dumbarton Road - single fronted end-terraced Class 1A premises. Externally benefits from a single shopfront protected by electrically operated shutter. Internally provides open-plan accommodation with WC to the rear and mezzanine storage area.

There is scope to combine the units, subject to planning.

LOCATION

The subjects are located within the popular Thornwood 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 at its corner with Broomhill Drive benefitting from high levels of passing traffic.

Highly convenient access to public transport links are provided with regular bus services operating on Dumbarton Road whilst Partick Underground and Railway Stations are a 10 minute walk east.

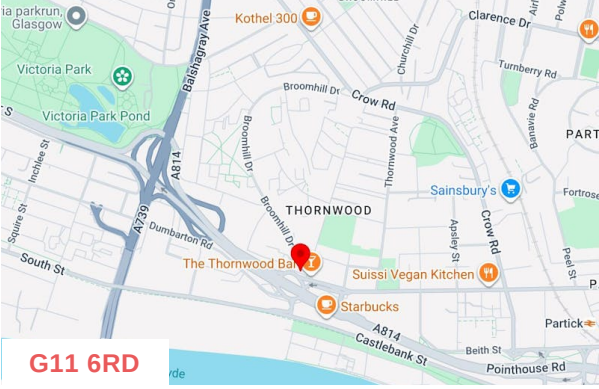
On-street parking is provided.

Neighbouring occupiers include The Thornwood Bar, Orzel, Mortgage Advice Brokerage and William Hill.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 734 Dumbarton Rd	928	86.21	Available
Unit - 736 Dumbarton Road	442	41.06	Available
Total	1,370	127.27	



VIEWING & FURTHER INFORMATION

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