






TO LET Retail

361 DUMBARTON ROAD, GLASGOW,
G11 6BA

The space is fitted out to a high standard as a
beauty salon and is suitable for alternative
uses

-  High standard fit out
-  Main road frontage
-  Busy thoroughfare
-  Excellent transport links
-  63.84 sq.m (687 sq.ft)

WEST END LOCATION



LOCATION

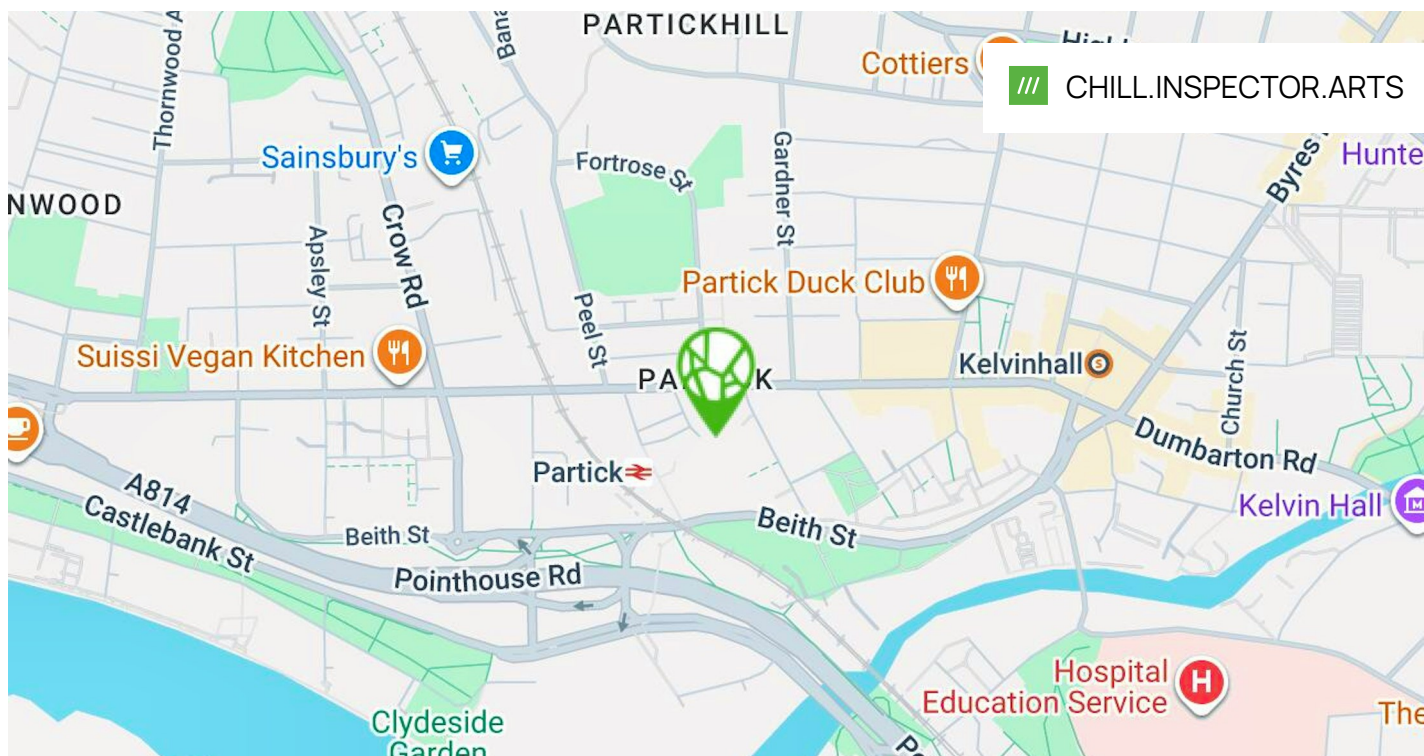
Glasgow is Scotland's largest city and is situated in the central belt and on the west coast. There are four main motorways which run through the city putting it at the hub of Scotland's road network. The town sits approximately 50 miles west of Edinburgh and connects the central belt via the M8 motorway network.

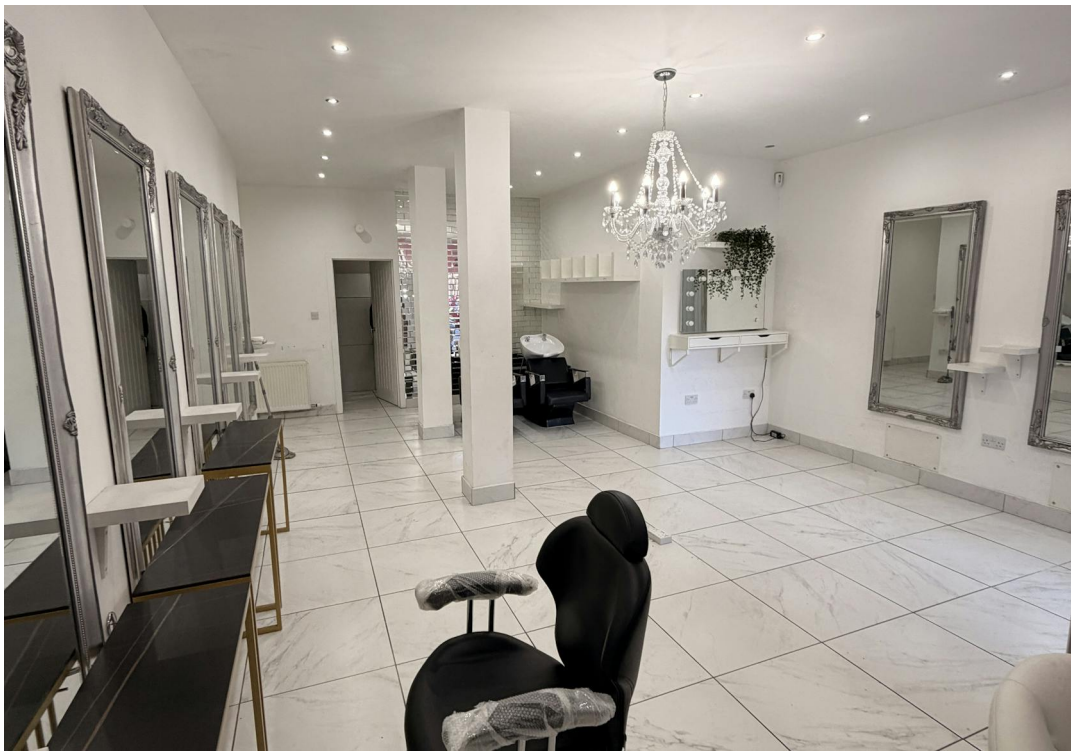
The property is located on the south side of Dumbarton Road, between its junctions with Anderson Street and Vine Street. Dumbarton Road is one of the main arterial routes through Glasgow's West End and provides access to local bus routes. Partick Train Station is within close proximity. Nearby occupiers include Boots Pharmacy, Greggs, Caffè Monza and William Hill.

DESCRIPTION

The subjects comprise a ground floor retail unit within a masonry building arranged over four floors. The roof is pitched and covered in tiles. The glazed frontage with flush entrance door sits under a non-illuminated fascia board and is protected by a roller shutter.

Internally, the sales area is open plan. The space is fitted out to a high standard as a beauty salon with tiled floor, plaster/paint walls and the ceiling incorporates LED spot lighting. There is a separate treatment room and to the rear there is a kitchen and WC. Space heating is provided via a gas fired boiler / radiators.





ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Retail	687	63.82

LEASE TERMS

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £21,000 per annum. Full quoting terms are available upon request.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £13,000. The occupier may be eligible for rates relief, subject to status.

EPC

A copy of the EPC is available upon request.

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT



Shahzad Shaffi

0141 291 5786 | 07742 333 933
ss@kirkstoneproperty.com



Kirkstone is a Limited company Registered in Scotland No SC682540, Kirkstone themselves and the Vendors/Lessors of this property for whom they act give notice that (1) All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Kirkstone, for themselves or for the Vendors/Lessors. (2) These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Kirkstone have no authority to make or enter into any such contract or offer. (3) The Vendors/Lessors do not make, give or imply, not do Kirkstone or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise any representation or warranty whatsoever in relation to the property. (4) None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. (5) Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax.

Date of Publication: November 2025