

## TO LET - RETAIL

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595 DUMBARTON ROAD

THORNWOOD / PARTICK, GLASGOW, G11 6HY



### KEY HIGHLIGHTS

- 648 sq ft
- Prominent double-fronted Class 1A premises
- On-street parking provided
- Eligible for 100% rates relief
- Available for immediate occupation
- Situated on busy main arterial route with high volumes of passing traffic
- Short walk to Partick Underground / Railway / Bus Stations
- New FRI lease available - £15,000 per annum, no VAT

SUMMARY

Available Size	648 sq ft
Rent	£15,000 per annum
Rates Payable	£3,635.40 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme
Rateable Value	£7,300
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Highly prominent double-fronted ground floor Class 1A premises forming part of larger tenement.

Externally benefits from 2 x display windows with a central customer entrance, all protected by manual security shutters.

Internally provides large open-plan accommodation to the front with a disabled toilet and storage area to the rear.

LOCATION

Located within the Partick area of Glasgow’s West end on the south side of Dumbarton Road by its junction with Meadow Road only 2 miles west of the city centre.

The Clydeside Expressway / Clyde Tunnel are a 1 minute drive away that connects with the M8 motorway beyond.

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

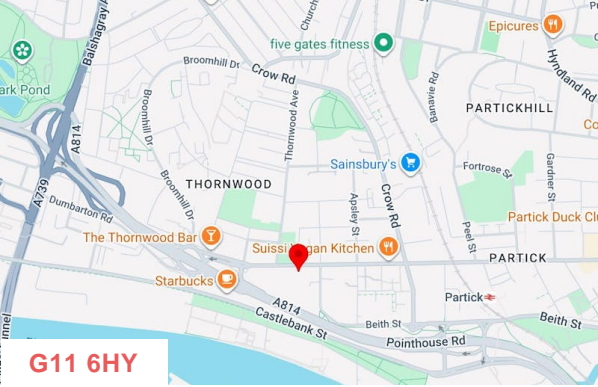
On-street parking is provided.

Nearby occupiers include Meadow Road Coffee Shop, Russell Cowie Hairdressing, Found Homeware Shop, West End Flooring, Chest Heart & Stroke Scotland.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	648	60.20	Available
<b>Total</b>	<b>648</b>	<b>60.20</b>	



VIEWING & FURTHER INFORMATION

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