



103-107 Great Western Road, Glasgow G4 9AH

Prominent Showroom

- ▶ **2,589 sq ft Sales**
- ▶ **Rental in the region of £40,000 pax**
- ▶ **Close to AGA, Bathstore, Sharps Bedrooms**

For enquiries and viewings please contact:



Matthew Hannah
0115 924 3243
mhannah@innes-england.com

Location

The subjects occupy a prominent location on Great Western Road to the North West of Glasgow City Centre. The property is situated within an area favoured by the likes of the Bathstore, AGA Glasgow, Ashley Ann and Sharps Bedrooms.

Description

The premises comprise the ground floor retail unit of a 4 storey tenement building. Internally the property offers a large open plan retail area to the front with staff facilities, kitchenette and WC facilities to the rear.

Accommodation

	Sq M	Sq Ft
Total	240.5	2,589

From our measured inspection we would confirm the unit extends to the following areas and dimensions:-

Gross Frontage: 38' 3" (11.66m)

Net Frontage: 35' 0" (10.67m)

Tenure

Our clients are seeking to let the property on the basis of a long term lease on full repairing and insuring terms. Rental offers in the region of £40,000 per annum are sought.

Freehold may be available. Further details available upon request.

Entry is upon conclusion of legal formalities.

Business Rates

We understand that the property is entered in the Valuation Roll as follows:-

Rateable Value (19/20): £25,000

For verification interested parties are advised to make their own enquiries to the Assessors Office.

Price/Rent

Rental offers in the region of £40,000 per annum exclusive.

VAT

All terms are quoted net of VAT and it is noted that the property is not VAT elected.

Legal Costs

Each party is to be responsible for their own legal costs with the ingoing tenant to be responsible for registration and any LBTT.

EPC

The subjects have an EPC Rating of 'G', further details upon request.

Viewings

All arrangements to view should be made through the joint sole agents:

Whitelaw Baikie Figes
Tel: 0141 221 6161
Fax: 0141 204 3335
contact: Colette Brough
Email: Colette@wbf.co.uk

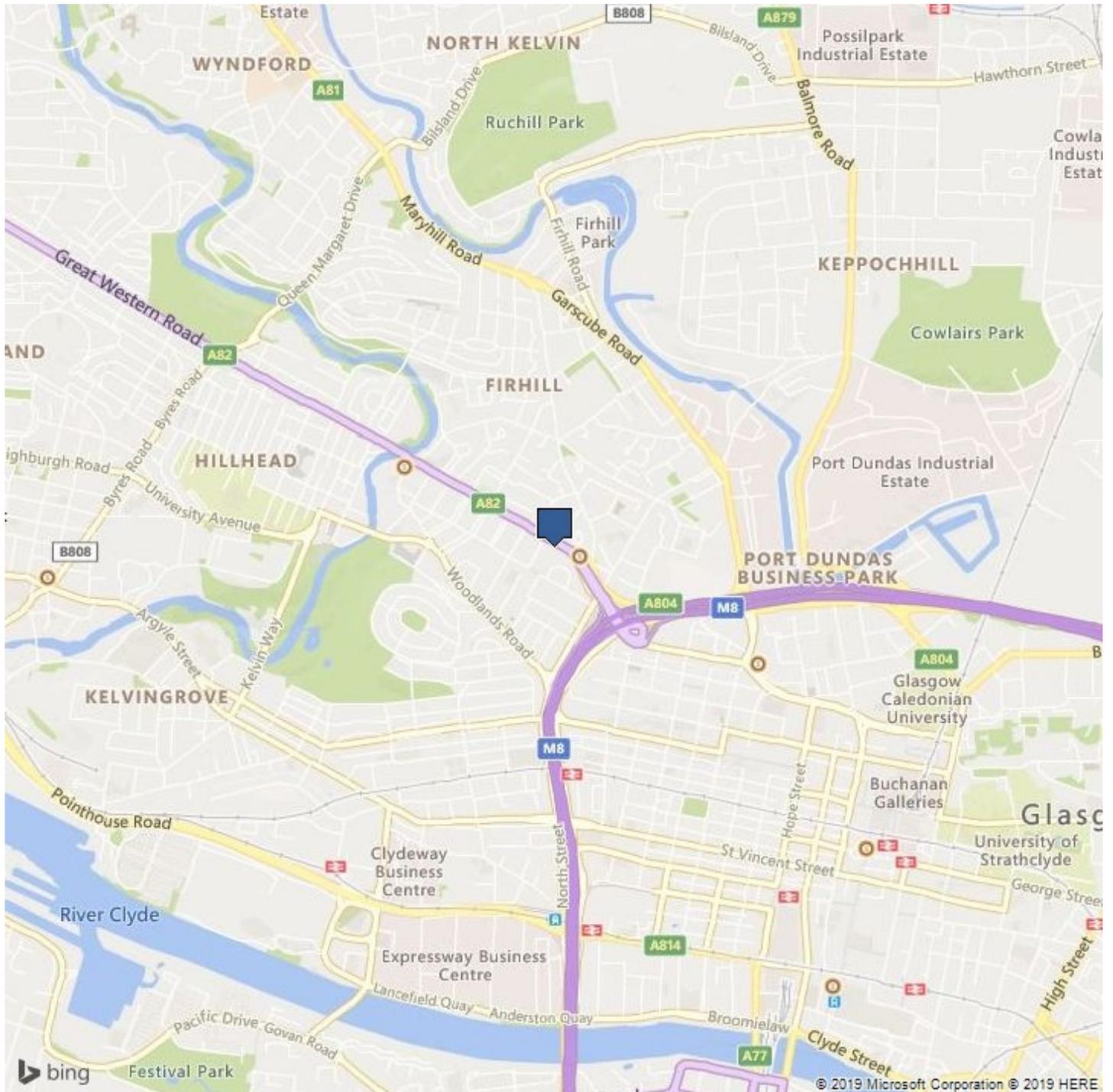
Innes England
Tel: 0115 9243243
Mobile: 07831 319801
Contact: Matthew Hannah
Email: mhannah@innes-england.com

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.



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