

# TO LET RETAIL UNIT

711 Great Western Road, Glasgow,  
G12 8QX

- Prominent corner location in Glasgow's West End
- Well fitted unit with consent for Retail or Class 2 use
- Total Floor Area – 144.56 sq.m. (1,556 sq.ft.)



*\*Due to relocation\**



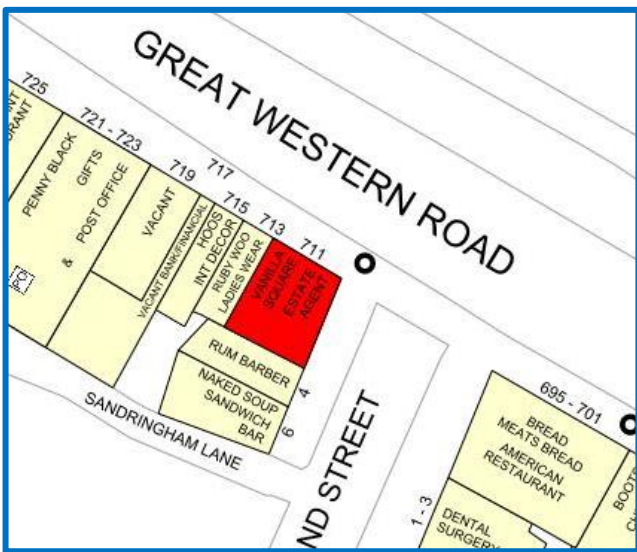
## LOCATION

The property occupies a prominent location on Great Western Road, at the junction with Kersland Street, a short distance from Byres Road in Glasgow's West End.

The property accordingly enjoys a highly visible location on a busy traffic thoroughfare with a substantial catchment population in the surrounding area. Other occupiers nearby include Boots Chemists, Penny Black Post Office, and Bread Meets Bread.

## DESCRIPTION

The property comprises a large double corner shop unit with traditional bank style frontage forming part of the ground floor of a four-storey tenement.



## FLOOR AREAS

We calculate the approximate net internal floor area to be as follows:

	Sq. m.	Sq. ft.
Ground Floor	95.41	1,027
Basement	49.15	529
<b>Total</b>	<b>144.56</b>	<b>1,556</b>

## PLANNING

The property currently has the benefit of Class 2 (Office) consent which permits for either Retail (Class 1) or Office use.

## ASSESSMENT

The Rateable Value is currently £21,000 and the rates payable for 2019/20 is estimated at £10,290.

## LEASE

The property is available to let on a lease of a negotiable duration on the standard tenants' full repairing and insuring terms.

## RENT

£29,000 per annum exclusive.

## LEGAL COSTS

In the normal way, each party will be responsible for their own legal costs incurred in the transaction, together with VAT thereon.

## VAT

All prices, premiums, etc. are quoted exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATE

The property currently has an EPC rating of 'G'.

## ENTRY

By arrangement

## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole letting agents:-

### MONTAGU EVANS LLP

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