

# To Let

Retail Unit with Class 3 Consent / permission for flue to be erected

449 Dumbarton Road, Glasgow, G11 6EJ

## Location

The subjects are located within the Patrick area of Glasgow, a short distance to the west of Partick railway and bus station. The unit is positioned on Dumbarton Road, a busy arterial route which benefits from a high volume of daily passing traffic. The surrounding area is mainly characterised by commercial occupiers at ground floor level with upper floors in residential occupation.

The subjects are located approximately 2.7 miles to the west of Glasgow city centre. Transport links are excellent with numerous bus services and nearby railway links. Surrounding commercial occupiers comprise a varied mix of national and sole traders.

## Description

The subjects comprise a ground floor corner retail unit forming part of the ground floor of a four-storey tenement building.

The unit benefits from a large aluminium framed double glazed display frontage and a central entrance door which gives access to the property. The frontage is protected with steel electric motorised security shutters.

Internally, the unit is arranged to provide a front sales area and cash desk. Towards the rear of the property there are a number of cellular rooms within the unit which also benefits from staff welfare facilities and storage to the rear. Internally, the unit benefits from suspended ceilings incorporating a mixture of light fittings and carpeted floor finishes.

Male, female and disabled toilets are located towards the rear of the subjects.

## Accommodation

The net internal area is as follows:

Ground Floor	2,471 sq ft	229.60 sq m
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## Rating

The premises are entered into the 2017 Valuation Roll as follows:

Rateable Value	£25,500
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.49

## Planning

The property currently benefits from Class 3 (Restaurant) consent and has permission for the flue to be erected.



## Rent

Offers in excess of £37,500 per annum excluding VAT are invited.

## Lease Terms

The premises are available on the basis of a new full repairing and insuring lease for a minimum term of 10 years, subject to five yearly upwards only rent reviews.

## Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## Entry

By agreement.

## Energy Performance Certificate

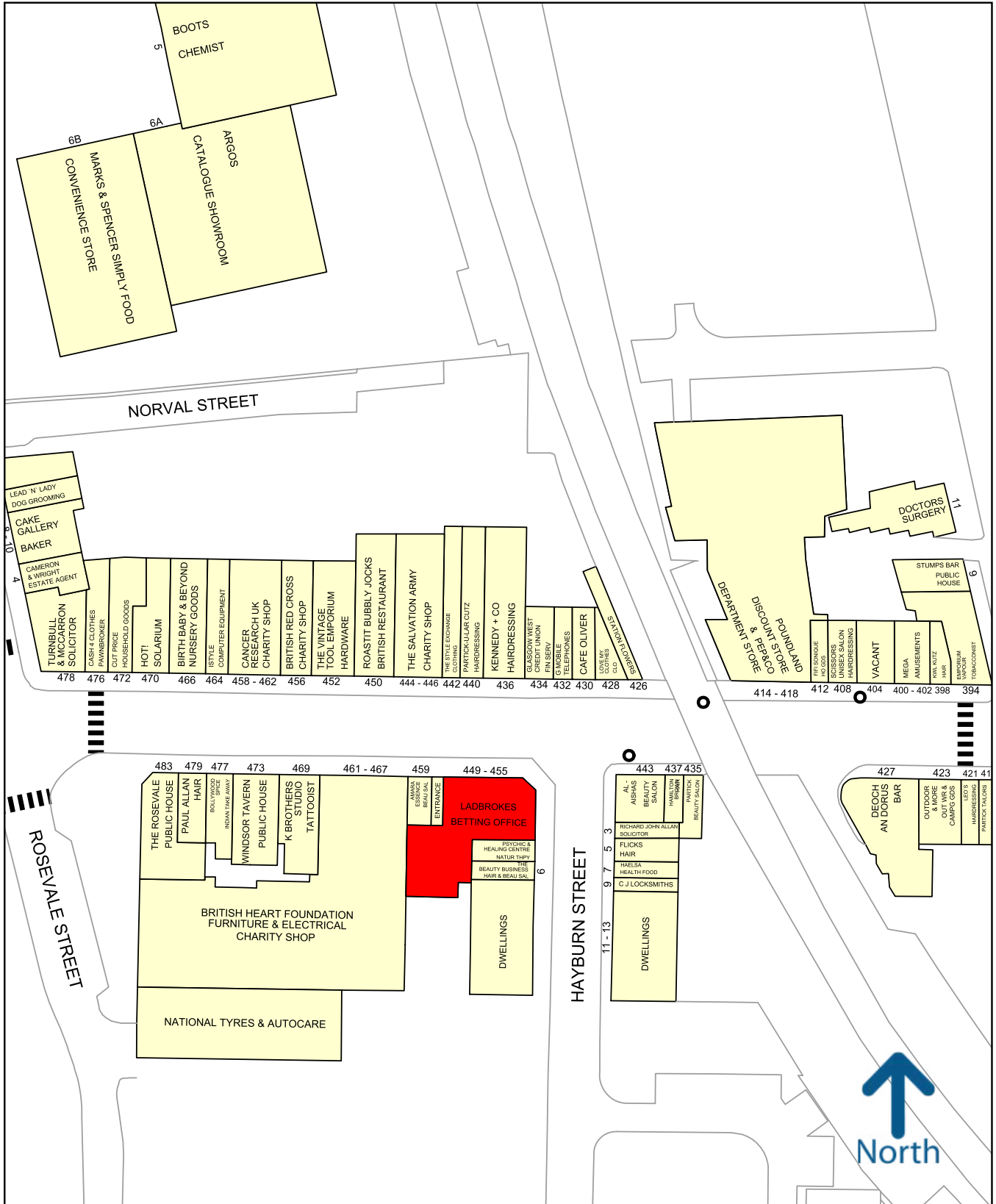
EPC Rating = Available on request.

A copy of the EPC and Recommendation Report can be provided on request.

## Viewing and Further Information

Strictly by appointment through the sole letting agent:

Andrew Britton  
andrew@culverwell.co.uk  
0141 248 6611



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