



PROMINENT RETAIL UNIT

- > NIA: 138.82 SQM (1,494 SQFT)
- > HIGH VOLUMES OF PASSING TRAFFIC
- > SUITABLE FOR A VARIETY OF USES
- > ATTRACTIVE GLAZED FRONTAGE
- > RENTAL: £15,000 PER ANNUM

TO LET

111 GREAT WESTERN ROAD, GLASGOW G4 9AH

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LOCATION

The subjects are located on the east side of Great Western Road in close proximity to St. George's Cross. Great Western Road (A82) is a main arterial route between the city centre and the west end of Glasgow, carrying high volumes of vehicular traffic.

The subjects benefit from excellent road connectivity with access to Junction 17 of the M8 motorway located a short distance away. The M8 links with major road networks throughout Glasgow and around Scotland. The area also benefits from excellent public transport facilities with St. George's Cross subway station in close proximity and regular bus routes available along Great Western Road.

The surrounding area consists of traditional flatted dwellings at upper floors, with commercial occupiers at ground floor level which consist of both local and national operators.

DESCRIPTION

The subject comprise the ground floor of a larger 4-storey building of stone construction, surmounted by a pitched roof. The property benefits from an attractive frontage onto Great Western Road, allowing it to benefit from the high levels of passing traffic.

Internally, the property features a primary sales area near the main entrance, while storage, staff welfare facilities, and additional office space are situated towards the rear of the premises.

EPC

A copy of the Energy Performance Certificate can be made available upon request.

RENTAL

Our client is seeking rental offers of £15,000 per annum.

RATEABLE VALUE

The subjects are entered into the 2023 Valuation Roll with a rateable value of £15,500. Please refer to the Scottish Assessors portal for further information www.saa.gov.uk. The rate poundage for 2023/2024 is 49.8p to the pound.

PLANNING

We understand that the property has Class 1A planning consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

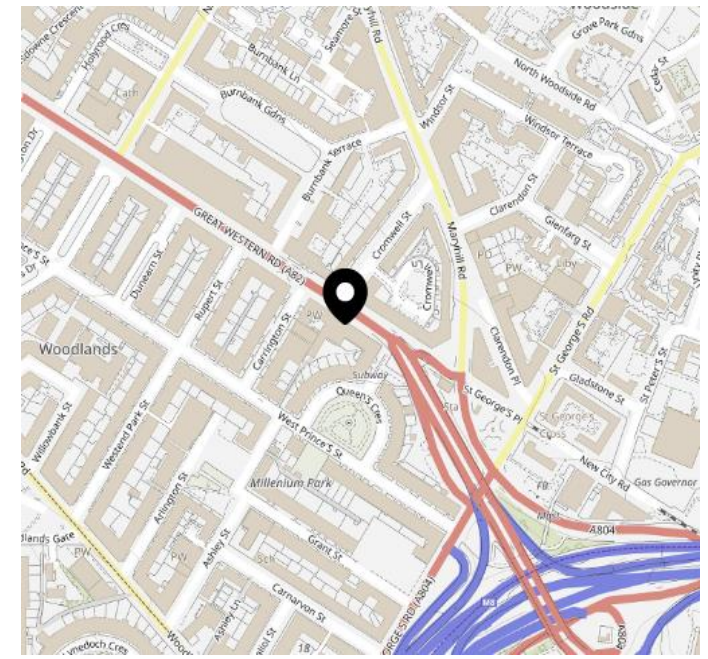
ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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In accordance with the RICS code of measuring practice (6th edition), we calculate the net internal area of the subjects to extend as follows:

ACCOMMODATION	SQM	SQFT
Ground Floor	138.82	1,494
TOTAL	138.82	1,494



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION: NOV 2023

