



## PROMINENT RETAIL UNITS

- > NIA:- FROM 182 SQ FT – 673 SQ FT
- > LOCATED IN THE WEST END OF GLASGOW
- > HIGH LEVELS OF PASSING TRAFFIC
- > AVAILABLE IN WHOLE OR IN PART
- > SHORT TERM LEASE OPTION AVAILABLE
- > ON-STREET PARKING AVAILABLE
- > RENT: UPON APPLICATION

**TO LET**

**534 - 538 CROW ROAD, GLASGOW, G13 1NU**

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## LOCATION

The subjects are located in Glasgow, which is Scotland's largest city and the fourth largest in Britain. The M8, M74, M73 and M80 Motorway network put Glasgow at the hub of Scotland's road network providing links to Edinburgh, Ayrshire and the north of England.

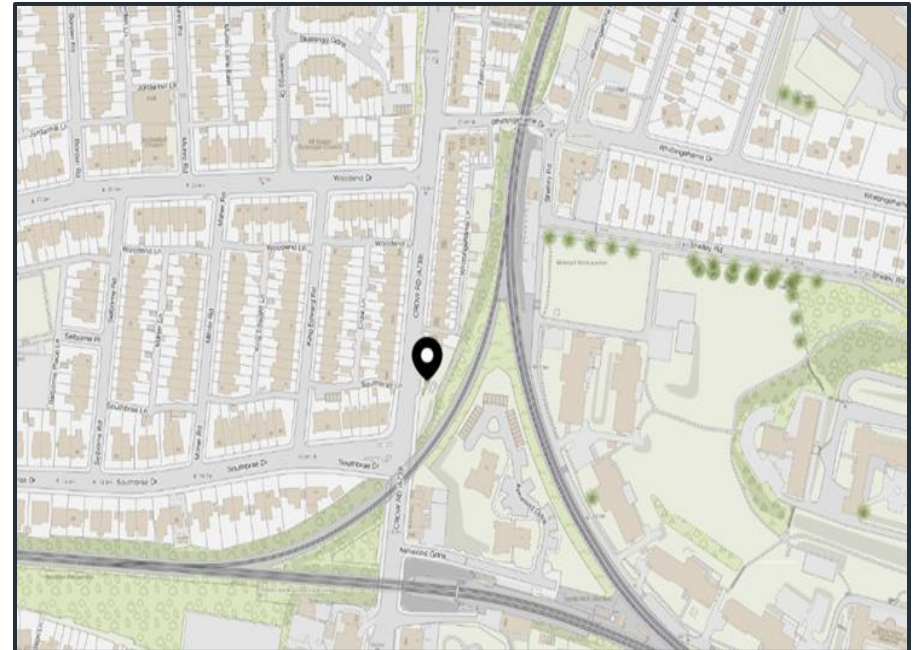
The subjects are located on Crow Road, a prominent thoroughfare in the West End of Glasgow, approximately 2 miles west of Glasgow City Centre. Crow Road and the surrounding area is well-served by public transport with several bus routes being in operation as well as Jordanhill and Anniesland Railway Station being located nearby.

The property enjoys a prime position within a popular retail parade. The surrounding area benefits from being in close proximity to notable landmarks, including High School of Glasgow, an Arnold Clark dealership, and the popular restaurant, 'Little SoHo'.

## DESCRIPTION

The subjects are made up of three retail units, contained within a single storey retail parade and benefitting from three pedestrian entrances via Crow Road as well as three large double-glazed windows to the front of the property.

Internally, the subjects benefit from three separate sales areas to the front with W/C and storage facilities to the rear of each property. Each property is connected by way of internal interconnecting door. The subjects are available in part or in whole.



### ACCOMMODATION

From measurements taken on site and in accordance with the RICS code of measuring practice 6th edition on a net internal area (NIA) basis, we calculate the subjects extend as follows:

ACCOMMODATION	SqM	SqFt
534 Crow Road	16.92	182
536 Crow Road	19.91	214
538 Crow Road	25.77	277
<b>Total</b>	<b>62.6</b>	<b>673</b>



## PROPOSAL

We are offering the subjects either in part or in whole, by way of sublease.

Interested parties should contact the sole agent for further information.

## RATING

Address	Rateable Value
534 Crow Road, Glasgow, G13 1NU	£3,700
536 Crow Road, Glasgow, G13 1NU	£4,300
538 Crow Road, Glasgow, G13 1NU	£5,500

The premises are entered in the current Valuation Roll with a total rateable value of £13,500.

The business rate poundage for 2024/25 is £0.498 to the pound.

## EPC

A copy of the EPC certificate can be provided upon request.

## VAT

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

## PLANNING

We understand that the property benefits from having consent in line with its previous use.

The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any occupier to satisfy themselves in this respect.

## LEGAL COSTS

Please note that each party is responsible for their own legal costs relative to the letting.

## 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.

**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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