

TO LET

Prominent Corner Retail Unit

NIA: 78 SQM (840 SQFT)

Large Glazed Return Frontage

On-Street Parking Available

Benefits from High Levels Of Passing Traffic

Rent: Offers In Excess of £24,000 per annum



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296-298 GREAT WESTERN ROAD, GLASGOW, G4 9EJ

CONTACT:

Calvin Molinari BSc (Hons) MRICS
Fraser McDonald BSc (Hons)

c.molinari@shepherd.co.uk
fraser.mcdonald@shepherd.co.uk

| 0141 331 2807 – 07920 824408
| 0141 331 2807 – 07551 173132





Location

296-298 GREAT WESTERN ROAD, GLASGOW, G4 9EJ



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

The subjects benefits 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 transport facilities with St George's Cross and Kelvinbridge subway station in close proximity and regular bus routes available along Great Western Road.

The surrounding area consists of commercial occupiers at ground floor level with a blend of both local and national operators located nearby. The upper floors consist of traditional flatted dwelling.



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Description

296-298 GREAT WESTERN ROAD , GLASGOW , G4
9EJ



The subject comprise the ground floor retail unit contained within a larger 4-storey tenement building of stone construction, surmounted by a pitched roof.

The property benefits from an attractive frontage onto Great Western Road and return frontage onto Napiershall Street. Both frontages benefit from protection by way of an electric roller shutter. A dedicated pedestrian entrance and ample on street parking can also be found via Great Western Road.

Internally, the subject incorporates the existing tenant's fit out as a tattoo parlor benefitting from an open plan sales area to the front. Multiple spacious rooms, a tea/prep area and W/C facilities can also be found to the rear of the premises.

ACCOMMODATION

Accommodation	SQM	SQFT
Retail Space	78	840
TOTAL	78	840

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



RENTAL

Our client is seeking offers in excess of £24,000 per annum

PLANNING

We understand that the property has Planning Consent for its existing use as a Class 1A retail premises. 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.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll and the rateable value of £21,750 . The rate poundage for 2024/2025 is 49.8p to the pound.

ENERGY PERFORMANCE CERTIFICATE

A copy of the commercial energy performance certificates can be provided to interested parties.

VAT

The property is not applicable for VAT

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

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



Calvin Molinari

c.molinari@shepherd.co.uk

M: 07920 824408



Fraser McDonald

Fraser.mcdonald@shepherd.co.uk

M: 07551 173132

Shepherd Chartered Surveyors

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

t: 0141 331 2807



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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