

DM HALL

For Sale/
May Let

Retail

442 Dumbarton
Road,
Glasgow,
G11 6SE



Ground:
59.61 sq m
(645 sq ft)

Basement:
54.67 sq m
(589 sq ft)

Property Details

- Retail premises within Partick area of Glasgow.
- Arranged over ground floor and basement level.
- Excellent transport connections.
- 100% rates relief, subject to occupier status.
- Offers over £110,000 invited.

LOCATION

The subjects occupy a prominent position on the north side of Dumbarton Road in close proximity to its junction with Hayburn Street within the popular Partick area of Glasgow.

There are excellent public transport links to Glasgow City Centre and beyond, with regular bus services running along Dumbarton Road and Partick's train station in close proximity. The Clydeside expressway is accessed within a short drive.

The unit is located within an established retail section with the surrounding occupiers in the immediate vicinity including The Salvation Army, HOT! Tanning Salon and Poundland, alongside local traders.

West End Retail Park, is within walking distance of the subjects, hosting national occupiers including Sainsbury's, Home Bargains, Boots and McDonalds.

The approximate location of the subjects is shown on the appended street plan.



Property Details

DESCRIPTION

The subjects comprise a mid-terraced retail unit across the ground floor and basement within a four-storey tenement style building of sandstone construction and surmounted by a pitched roof.

Internally, the subjects are of rectangular shape providing an open plan front sales area with storage and toilet facilities to the rear. The basement is suitable for storage and is accessed via a timber staircase.

Access to the premises is through single entrance door, protected by electric roller shutters.

ACCOMMODATION & FLOOR AREAS

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal basis and is as follows:

Floor	sq m	sq ft
Ground	59.91	645
Basement	54.76	589
Total	114.67	1,234

NON DOMESTIC RATES:

Rateable Value - £11,100.

The subjects qualify for 100% rates relief under the Small Business Bonus Scheme, subjects to occupier status.

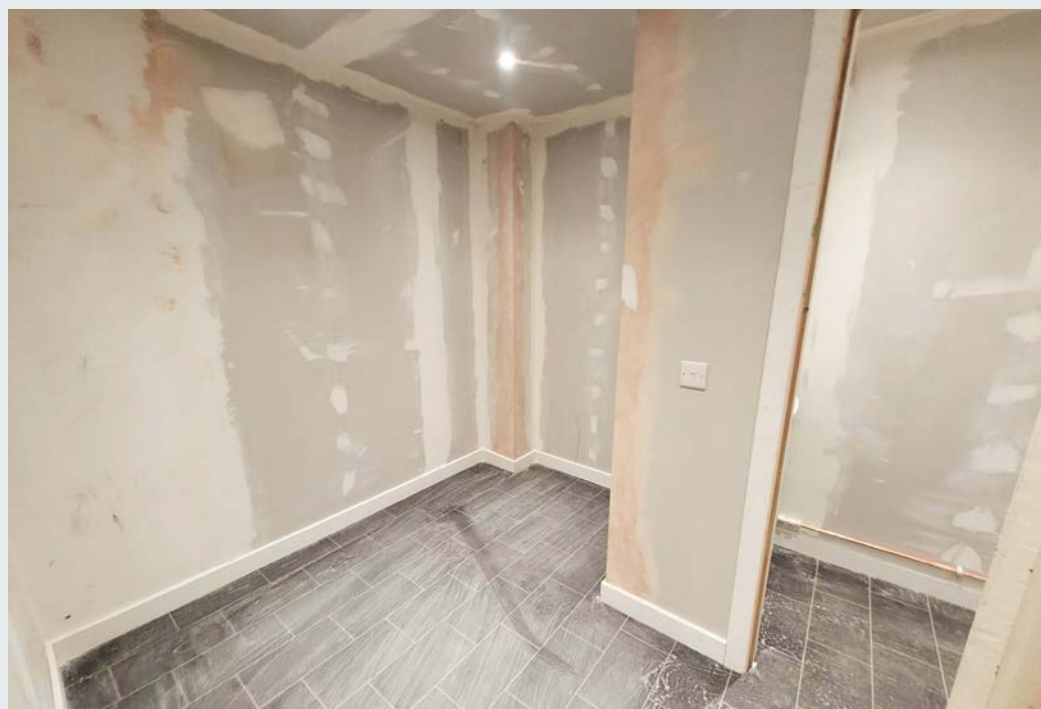
Please note that a new occupier has the right to appeal the current assessment.

SALE TERMS:

Offers over £110,000 invited.

LEASE TERMS:

Please contact the agents for further details.



Property Details

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

DM HALL



Regulated by
RICS



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