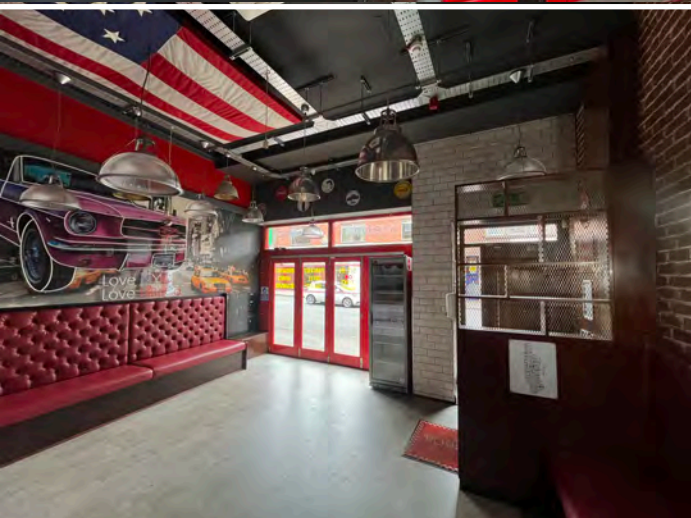




**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0141 337 7575 X @Allied_Scotland
www.alliedsurveyorsscotland.com



FOR SALE

102 Dumbarton Road, Glasgow G11 6NX

- ✓ Successful Trading Location
- ✓ Strong Tenant Demand
- ✓ Well-presented Unit
- ✓ Licensed Restaurant Consent

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0141 337 7575 X @Allied_Scotland
www.alliedsurveyorsscotland.com

LOCATION

The property is situated at Partick Cross in a popular commercial location close to the University of Glasgow and Glasgow Art Gallery and Museum. The area is also heavily populated by university halls of residence driving footfall and business opportunities.

DESCRIPTION

The property comprises a well-appointed licensed restaurant with a tri-folding glazed frontage. The property presents in good order with limited investment required to re-establish a food related business.

ACCOMMODATION

The accommodation comprises a well-proportioned seating area, bar servery, ladies and gents toilets and kitchen.

FLOOR AREA

We calculate the net internal floor area of the property at 63.75 sq m (686 sq ft).

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £18,700 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

EPC

EPC Rating - D

PLANNING

The property obtained planning permission for Licensed Restaurant use in 1996.

PRICE

Our client is seeking offers in excess of £225,000 for their heritable interest.

OFFERS

In the normal Scottish form addressed to this office.

ACQUISITION COSTS

Each party shall be responsible for their own legal costs incurred in connection with the eventual purchaser liable for any Land and Buildings Transaction Tax (LBTT) and VAT thereon.

DATE OF ENTRY

To be mutually agreed.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 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 any transaction can proceed.



VIEWING AND FURTHER INFORMATION

By appointment through the sole selling agent, Allied Surveyors Scotland Ltd

Gregor Hinks BSc MRICS | Tel. 0141 337 7575
gregor.hinks@alliedsurveyorsscotland.com

Grant Strang MA (Hons) MRICS | Tel. 0141 337 7575
grant.strang@alliedsurveyorsscotland.com

