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SCOTLAND**

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TO LET / MAY SELL

656 Dumbarton Road, Glasgow G11 6RA

- ✓ Attractive refurbished Class 1A retail premises
- ✓ Fronting onto principal West End thoroughfare
- ✓ Turnkey opportunity for owner occupier or investor
 - ✓ NIA: 29.70 sq m (320 sq ft)

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LOCATION

The property is situated on the northern side of Dumbarton Road close to its junction with Thornwood Avenue within the popular area of Thornwood that lies west of Partick in Glasgow's vibrant West End approximately 2 miles west of the city centre.

Dumbarton Road is the principal thoroughfare in this area which provides reasonably strong levels of passing vehicular traffic and access to the Clydeside Expressway and the Clyde Tunnel which both lie a short distance to the west. The immediate area is also relatively densely populated with Dumbarton Road and surrounding thoroughfares lined with tenement buildings and modern flatted developments.

Partick Transport Hub, including bus, railway and subway stations, is positioned within a short walk to the east while on street parking is available both on Dumbarton Road and surrounding roads including Thornwood Avenue.

DESCRIPTION

The property comprises an attractive Class 1A retail premises that is contained on the ground floor of a four storey mid-terraced sandstone tenement building holding a central position on an established retail parade with the upper floors being in separate residential use. The unit has benefited from refurbishment in recent years with the traditional shopfront and period features reinstated, and is ready for immediate occupation.

USE

The unit has traded successfully for several years as a retail gallery until recently but would likely also suit a variety of alternative uses under the Class 1A use class.

ACCOMMODATION

The subjects comprise an open plan retail premises that is ready for the individual fit-out of a new occupier with toilet and tea prep area to the rear.

FLOOR AREA

We calculate the net internal floor area of the property at 29.70 sq m (320 sq ft).

ASKING RENT/PRICE

Asking terms on application.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £4,300 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is B.

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 tenant/purchaser liable for any Land and Buildings Transaction Tax (LBTT) and VAT thereon.

VAT

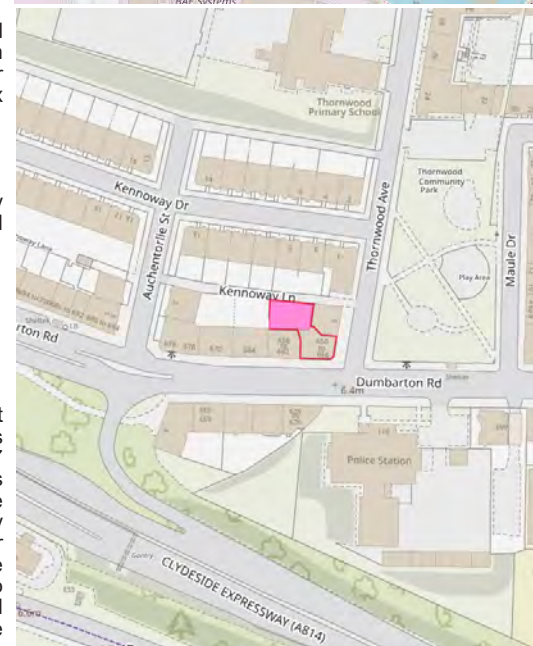
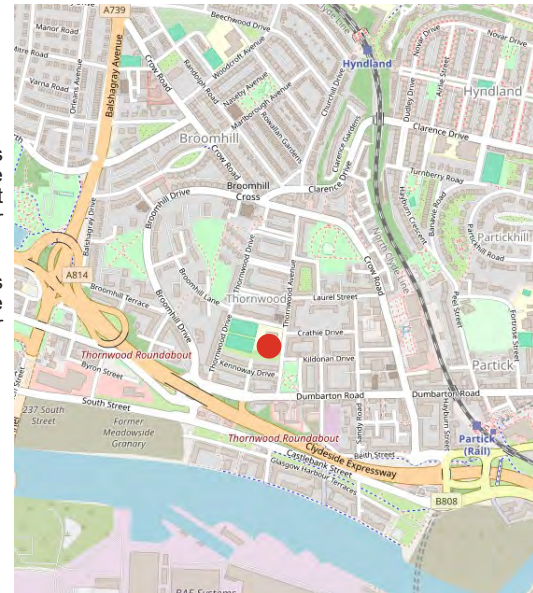
We have been advised that the property is not VAT elected and therefore understand that VAT is not payable.

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 marketing agent, Allied Surveyors Scotland Ltd

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