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1499 Dumbarton Rd | Scotstoun, Glasgow | G14 9XL

BUSINESS FOR SALE

Asking price £65,000.00 leasehold

Griffin

Webster

PROPERTY CONSULTANTS

1499 Dumbarton Rd | Scotstoun, Glasgow | G14 9XL

- Average turnover £6,000.00/week
- Rent £22,000.00 per annum
- Rates – Nil
- 15 years unexpired term on the lease.

Location

The property is located on the southside of Dumbarton Road in the Scotstoun area of Glasgow, between the junctions of Dunglass Avenue and Ormiston Avenue. Glasgow City Centre lies approximately 5 miles to the East.

The shop is within an established retail section of Dumbarton Road. The surrounding area is mixed in nature, with primarily local retailers occupying the area.

There is excellent transport to links to the City Centre with the Clydeside Express way located within close vicinity.

Description

The property comprises the ground floor of a 3-storey tenement building of sandstone construction and is surmounted by a pitched and tiled roof. Access is through a single door with two large display windows located to either side. These are protected by roller shutters. There is large display signage above the windows and door. Internally the property has a tiled floor and counter servery, with storage and toilets to the rear.

Accommodation

According to our calculations the subject have a total net internal area of approximately 41.77 sq.m (450 sq.ft)

Rating

Rateable Value - £5,200.

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

The subjects benefit from 100% rates relief under the Small Business Bonus Scheme, subject to applicant status.

Sale Price

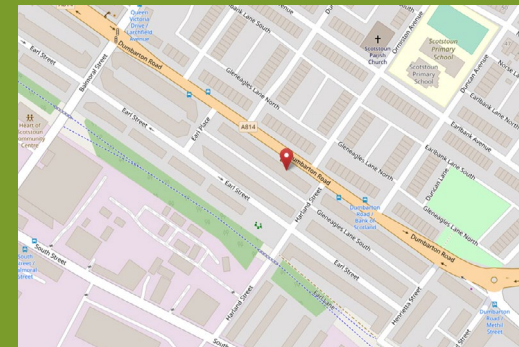
A fixed sale price of £65,000.00 is sought for the leasehold interest, business and good will.

Entry

By arrangement.

Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 are now in force. Consequently, Griffin Webster Property Consultants are required to carry out due diligence not only on our clients but also on any purchaser or occupiers. Following acceptance of an offer, as a minimum a prospective purchaser / occupier will be required to provide proof of identity, residence and proof of funds before the transaction can complete.



Strictly by prior arrangement
with the letting agents.

Call Greg Dykes

07447 983400 or

email:

greg@griffinwebster.co.uk

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