

TO LET



116 Great Western Road | GLASGOW | G4 9AD

To Let
1521 sqft

**Griffin
Webster**
PROPERTY CONSULTANTS

Location

The subjects are located on the east side of Great Western Road in close proximity to St. George's Cross. The subjects are positioned at the junction of Great Western Road and Cromwell Street. Great Western Road (A82) is a main arterial route between the city centre and the west end of Glasgow. The subjects benefit 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 public transport facilities with St. George's Cross subway station in close proximity and regular bus routes available along Great Western Road. The surrounding area consists of traditional flatted dwellings at upper floors, with commercial occupiers at ground floor level which consist of both local and national operators.

Description

The subjects comprise of a ground floor retail unit, contained within a five-storey new build property. The subjects are accessed via a large, glazed pedestrian entrance from Great Western Road. Internally, the ground floor comprises of a predominantly open plan sales area with access to staff W/C facilities, office space.

Accommodation

Zone A	114.65 sqm (1,234 sq ft)
B	25.88 sqm (287 sq ft)
TOTAL	140.53 sq m (1,521 sqft)

Rating

The subjects are currently entered into the Valuation Roll at a rate of £24,500 per annum. We would point out that an incoming occupier would have the ability to appeal this figure in the coming Revaluation.

EPC

Available upon request.

Planning

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

Terms

The subjects are available by way of a new full repairing and insuring lease at a rent of £31,500.00 per annum exclusive for a period of up to 10 years.

Legal Expenses

Each party will meet their own legal expenses incurred in connection with the transaction, with the incoming occupier meeting any landlord's costs and any Land and Buildings Transaction Tax and Registration Dues that

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:

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