



QUALIFIES FOR
100% RATES RELIEF

NO VAT
PAYABLE ON RENT

West End Coffee Shop / Retail Premises

38 Mansfield Street, Dowanhill, Glasgow G11 5QW

Location

The premises are situated on the east side of Mansfield Street, close to its junction with Chancellor Street, within Partick in the heart of Glasgow's West End.

The premises lie approximately 2 miles west of the City Centre. The surrounding area is densely populated consisting primarily of traditional tenement properties. The premises overlook Mansfield Park, which is home to a weekly farmers market, and connects to Dumbarton Road, the principal retailing area of Partick.

The shop is close to Partick Subway and Train Stations. Surrounding businesses include Pomo Hairdressing, Glasgow Gaelic Centre, Brendan Pettit Hair Salon, Partick Housing Association, the Lios Mor Public House, Tesco and Celino's Restaurant and Delicatessen.

Description

The property comprise a ground floor shop unit, most recently used as a coffee shop, within a 4 storey red sandstone tenement.

The premises are accessed from security shutters securing the entrance and shop front. Internally the premises comprise a generous front section consisting of a service counter and customer seating, with stairs to the rear leading to a raised back area, comprising a kitchen and toilet.

Floor Area / Dimensions

Front	348 sq ft (32.32 sq m)
Rear	178 sq ft (16.60 sq m)
Total	526 sq ft (48.92 sq m)



Rent / Terms

Offers over £12,000 pa are invited.

The premises are available by way of a new full repairing and insuring lease.

Business Rates

RV	£10,600
Payable	£5,200

The premises qualify for 100% Rates Relief under the Small Business Bonus Scheme. For further info contact the Director of Finance at Glasgow City Council.

Common Charges

The tenant shall meet the premises share of the common / factoring charges payable for the maintenance of the common parts, together with the buildings insurance premium.

Energy Performance Certificate

Available upon request.

VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

Legal Costs

Each party to be responsible for their own legal costs and outlays including VAT incurred.

Date of Entry

By arrangement.

Anti Money Laundering Regulations

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

Viewing

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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. October 2024