



## Retail Premises Capable of Sub Division

1586/1588 Dumbarton Rd, Scotstoun, Glasgow G14 9DB

### Location

The subjects are situated on the north side of Dumbarton Road, close to its junction with Queen Victoria Drive, lying in the popular Scotstoun area which is located around 3 miles west of Glasgow city centre. Glasgow is Scotland's largest city with a population in excess of 630,000 and a catchment population in excess of two million.

Dumbarton Road forms one of the main vehicular routes connecting the city centre with Glasgow's west end and onto Clydebank to the west. The city enjoys excellent transport links being served by two mainline railway stations and the M8/M73/M74 and M77 motorways, which link to the central Scotland motorway network, the South and beyond. The subjects

benefit from being located close to the Clydeside Expressway providing convenient access to the M8 motorway. Scotstoun Train Station is located around a 10 minute walk short from the subjects and regular bus services to the greater Glasgow area operate on Dumbarton Road.

Surrounding retailers include Scotfresh Convenience, Vape City, Neelim Indian Restaurant, Franco's Barbers, Guilios Fish & Chips, Jimmy Jacks Chicken, Dickson Pharmacy and GH Davidson Butchers. Scotstoun Stadium, home of the Glasgow Warriors, and Leisure Centre are a short walk.



## Description

The subjects comprise two inter-connected single storey shop units under a pitched and tiled roof. The shops are capable of being let separately.

The subjects are arranged over ground floor level with part having a mezzanine for storage and a toilet compartment. The shopfronts are secured by roller shutters. The power supply is 3 phase.

The shop is in shell condition and we anticipate full refurbishment.

## Floor Area

1586: 758 sq ft (70.40 sq m)

1588: 519 sq ft (48.24 sq m)

Total: 1,277 sq ft (118.64 sq m)

## Rent / Terms

Offers over £22,500 per annum. VAT is not payable.

The premises are available by way of a new full repairing and insuring lease for a lease in excess of 5 years.

## Business Rates

RV: £20,000

Payable: £9,960

If the shops are let separately, it may be possible to obtain 100% rates relief under the Small Business Bonus Scheme.

## Energy Performance Certificate

Available on request.

## VAT

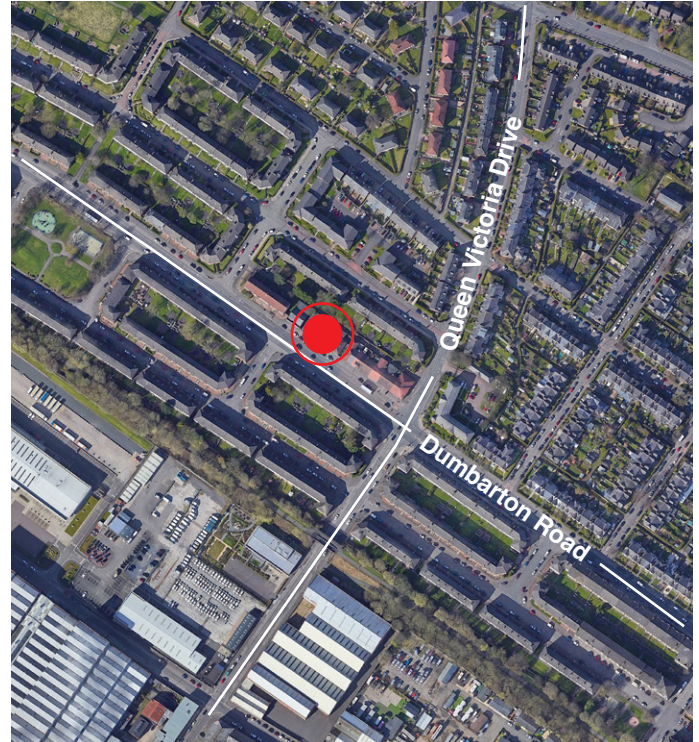
All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

## 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 or lease, 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. January 2025