

TO LET

PRIME WEST END RETAIL PREMISES

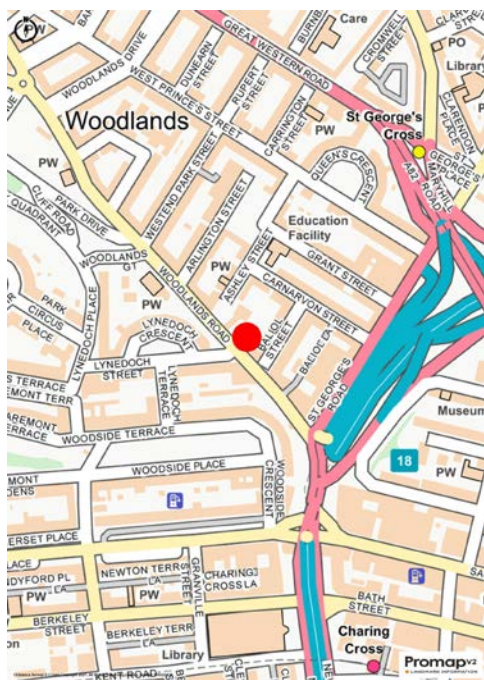
 **GRAHAM
SIBBALD**



52-60
WOODLANDS ROAD,
GLASGOW, G3 6HA

- Substantial retail premises
- Popular west end location
- Extends to approx. 556.08 sq.m. (5,986 sq.ft.)
- Prominent location
- Suitable for a variety of uses





LOCATION

Woodlands is one of the most popular locations in Glasgow and a thriving residential area within walking distance of the city centre. The area is popular with students and young professionals taking advantage of the proximity to Glasgow University, the west end and the city centre.

The subjects are located on Woodlands Road, one of the main thoroughfares into the city centre from the west end. The property therefore benefits from high levels of passing vehicular traffic along with regular bus services along Woodlands Road. Notable nearby occupiers include Pure Gym, Hobs Studio, Tinderbox, Starbucks, Sainsbury's Local, Coffee Pod, and a variety of local bars and local traders.

DESCRIPTION/ACCOMMODATION

The subjects comprise a retail unit arranged over ground and basement floors within a larger four-storey red sandstone tenement building. The property benefits from return frontage onto Balio Street.



Internally the unit is in excellent condition and the ground floor provides open plan retail space with staff facilities including kitchen and WC.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (6th Edition), we calculate the following approximate net internal area:

Ground Floor: 326.74 sq.m. (3,517 sq.ft.)

Basement: 229.34 sq.m. (2,469 sq.ft.)

LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

RENT

Price on application. Please contact us for an Offer to Let form.

As part of any letting it is likely that our client will require an advance rental payment. Full details are available from the letting agents.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £51,000.

The poundage rates for 2020/2021 is £0.498 in the pound.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the incoming tenant will be liable for LBTT, Extract Copies and VAT thereon.

VIEWING & FURTHER INFORMATION

Strictly by appointment through

Messrs Graham + Sibbald:
233 St. Vincent Street
Glasgow
G2 5QY
Tel: 0141 332 1194

To arrange a Viewing Contact:



Ryan Farrelly
Commercial Agent
ryan.farrelly@g-s.co.uk
0141 567 5382



Terry McFarlane
Head of Retail
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0141 567 5397
07766 551663

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: January 2021