

FOR SALE

PROMINENT RETAIL UNIT

Gunn
PROPERTY CONSULTANTS

**122-128 DUMBARTON ROAD
GLASGOW G11 6NY**



LOCATION

Glasgow is Scotland's largest city with a population of 635,000, and a wider catchment of 1.7m people. The property is located in Glasgow's famous West End, at the junction of Dumbarton Road and Byres Road.

Nearby occupiers include **German Donner Kebab, Katherines of Partick Ladieswear, TriBeCa, Dumpling Monkey, Halo and Salvation Army.**

DESCRIPTION

The property is a prominent double fronted retail unit, forming part of a four storey tenement at the front, with a single story extension to the rear with a glass cupola.

ACCOMMODATION

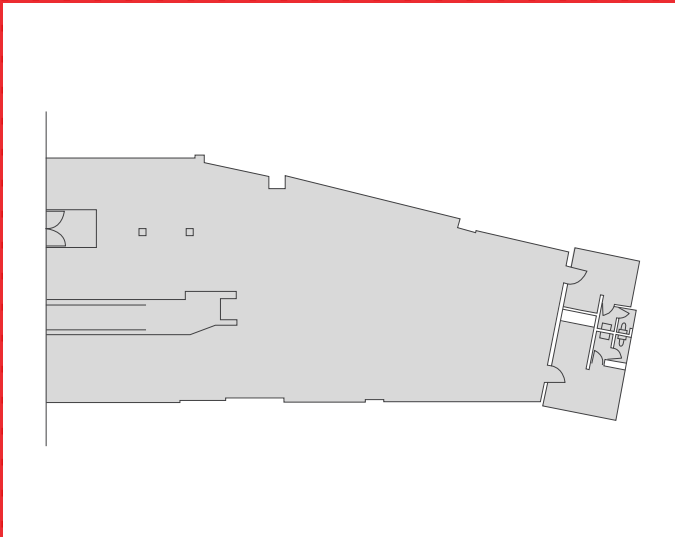
Ground Floor 309.89 sq m (3,336 sq ft)

0141 221 3500

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FLOOR PLAN



RATES

The rateable value is £22,250
Rate poundage £0.498 (excluding water and sewerage)
Rates payable of £11,080 approximately

PLANNING

Class 1 retail use.

PRICE

Offers over £450,000 plus VAT (to be clear VAT is payable on the price).

LEGAL COSTS

Each party to pay their own legal costs.

ENTRY

March 2022.

EPC

Energy Performance Certificate rating E.

VIEWING

Strictly via the sole selling agent: