



DOUGLAS DICKSON
PROPERTY MANAGEMENT LIMITED

3 FITZROY PLACE
SAUCHIEHALL STREET
GLASGOW G3 7RH
TEL: 0141 221 1827

INFO@DOUGLASHDICKSON.CO.UK
WWW.DOUGLASHDICKSON.CO.UK

Studio/Office Unit To Let
4,096 sq ft
1st Floor, 10 Possil Road, Glasgow, G4 9SY



LOCATION

Glasgow is Scotland's largest city with a population of around 600,000 and an estimated shopping catchment in excess of 2 million. The property is located on the east side of Possil Road, between the junctions of St George's Road and Garscube Road, on a busy main road, approximately 1 mile north of Glasgow City Centre. It is a main arterial route leading from the city centre to Maryhill, Bearsden and Milngavie.

It has excellent local public transport connections, with many buses passing nearby and is in walking distance to the City Centre.

The unit is located on the 1st floor of an established parade of shops and offices with local occupiers including a car wash, grocery store, Tower Bar, Rockvilla Pizza, Betfred and Griphouse gym.

DESCRIPTION	<p>Set on the 1st floor of a four storey building, the property is accessed from the common stairwell and offers flexible space. The unit would suit many uses from studio, offices, art or community hub, to education or religious purposes. It is currently occupied by a charity for meetings and education.</p> <p>With tall ceilings and large bright windows, it is currently laid out across 7 rooms.</p> <p>It has provision for a gas boiler connected to radiators, and male and female toilets.</p>								
AREA	<p>We calculate the internal area of the property as:</p> <p>1st floor: 380.5 sq m (4,096 sq ft)</p> <p>The 7 main room sizes are:</p> <table> <tr> <td>Room 1 – 802 sq ft</td> <td>Room 5 – 297 sq ft</td> </tr> <tr> <td>Room 2 – 802 sq ft</td> <td>Room 6 – 299 sq ft</td> </tr> <tr> <td>Room 3 – 529 sq ft</td> <td>Room 7 – 432 sq ft</td> </tr> <tr> <td>Room 4 – 544 sq ft</td> <td></td> </tr> </table>	Room 1 – 802 sq ft	Room 5 – 297 sq ft	Room 2 – 802 sq ft	Room 6 – 299 sq ft	Room 3 – 529 sq ft	Room 7 – 432 sq ft	Room 4 – 544 sq ft	
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RATEABLE VALUE	<p>We understand that the subjects are currently entered in the 2023 Valuation Roll with a rateable value of £16,800.</p>								
LEASE TERMS	<p>The premises are available on a new full repairing and insuring lease. The premises are not currently VAT registered.</p>								
RENT	<p>£20,000 per annum exclusive of VAT, payable quarterly in advance. Incentives available.</p> <p>Tenant will be responsible for a share of the common charges and insurance for the building.</p>								
LEGAL TERMS	<p>Each party will be responsible for their own legal costs. The incoming tenant will be responsible for any Land and Building Transaction Tax and any VAT incurred thereon.</p>								
PLANNING	<p>We understand the premises currently benefits from Use as a Dance Studio. Interested parties are advised to make their own enquiries directly with the local Planning Department.</p>								
VAT	<p>All figures on these terms are exclusive of VAT where chargeable.</p>								
DATE OF ENTRY	<p>By agreement.</p>								



VIEWING

Viewing is strictly by appointment through Douglas Dickson Property Management Ltd on 0141 221 1827 or Email: info@douglasdickson.co.uk.

(i) The particulars are set out as a general outline only for the guidance of intending lessees or purchasers, and do not constitute, nor constitute part of or, an offer or contract; (ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending tenants or purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so; (iii) no person in the employment of Douglas Dickson Property Management Ltd has any authority to give representation or warranty whatever in relation to this property; (iv) all rents, prices and premiums quoted are exclusive of VAT at current rate.