



240 Great Western Road, Glasgow, G4 9EJ

Prime West End Location

- Busy Thoroughfare
- Ground & Basement
- Large Frontage
- Rear Loading
- Total: 5,735sq ft
- Rent: £55,000p.a.

LOCATION

The property occupies a prominent position on the north side of Great Western Road, in the block between Burnbank Terrace and Napierhall Street, in the St George's Cross area of Glasgow. The location benefits from a site on one of the busiest arterial traffic routes in the City, and is central to a substantial catchment population in the surrounding residential area.

The location is popular with niche/specialised retailers including Bagno Design, Kitchens International, Clive Christian and Gideon Robinson and other traders present nearby include Tesco Express and Sainsbury's Local.

PROPERTY

The property forms a mid terraced, ground floor and basement retail unit, forming part of a larger 4 storey tenement building, with residential dwellings on the upper floors. The property benefits from dedicated pedestrian access, protected by way of electric roller shutters from Great Western Road.

Internally, the subjects consist of a large sales area on the ground floor, with suspended, insulated tiled ceiling incorporating tiled LED lighting and air conditioning throughout. Dedicated W/C and kitchen provisions are available on the ground floor. The property also benefits from a dedicated storage area to the rear with secure roller shutter access onto Napierhall Lane.

The basement consists of several large rooms which are currently being utilised as storage space by the existing tenant. The basement benefits from a mixture of carpet floor covering and concrete floors, as well as LED strip lighting incorporated throughout.



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NAV/RV

The property has assessed and entered onto the valuation roll with the following NAV/RV

£41,250 (Proposed)

Any new occupier has the right to appeal the current assessment valuation.

AREA

The property has been measured on a net internal floor area and has been calculated to extend to the following;

Ground: 338.77sqm (3,647sq ft)
Bsm: 194.01sqm (2,088sq ft)
Total: 532.78sqm (5,735sq ft)

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for £55,000per annum

V.A.T.

Figures quoted are exclusive of V.A.T.

E.P.C.

Available on request

VIEWING

By appointment via the marketing agent

LEGAL

Each party shall bear their own legal costs incurred in the transaction

TSA Property Consultants

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ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents.

The required documents will be confirmed to and requested at the relevant time

PROPERTY MISDESCRIPTION ACT 1991:

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 these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform enquiries at the earliest opportunity.