


TO LET **GROUND FLOOR RETAIL SPACE**

CU1 365 • GLASGOW HARBOUR TERRACES • G11 6FB

DM HALL

Commercial Department
28 Bothwell Street, Glasgow, G2 6NU
0141 332 8615

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- Attractive Class 1A premises within Glasgow Harbour.
 - Stunning outlook to the River Clyde.
 - Ideally suited for a café.
 - Finished to shell specification.
 - Net Internal Area of 99.13 sq.m (1,067 sq. ft.) approx.
 - Flexible terms available.

LOCATION

The subject property is located within Dandara Livings new Granary Quay development, forming part of the overall 2,500-unit Glasgow Harbour masterplan. Sitting on the former Meadowside Granary, between Meadowside Quay Walk and Glasgow Harbour Terraces. The 16-storey development comprises 342 new built BtR apartments and resident amenities including a gym.

The development benefits from numerous means of transport being in close proximity to Patrick Overground Station and the Clydeside Expressway, both providing quick access to the Clyde Tunnel and the M8. Various bus routes, such as the No.2 and No.3 are available within the immediate vicinity of the development, providing access to Glasgow City Centre only 3 miles away.

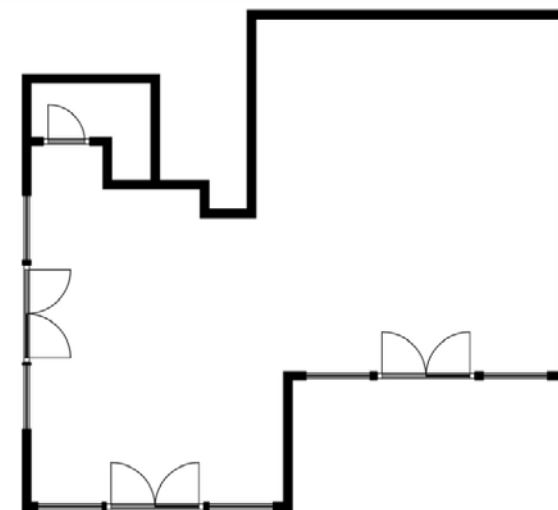
DESCRIPTION

The subject property comprises a ground floor retail unit, facing out over the river Clyde.

The unit is fit out to a shell specification, with glazed frontages providing excellent natural lighting and access to an additional paved area on the terrace.

The premises is serviced by mains electricity, water and waste drainage.

Access is via secured entry with a private entrance. Further access is located on the south elevation from the terrace.



ACCOMODATION

Total Net Internal Area of 99.13 sq.m. (1,067 sq. ft.) approx.

RATES

On practical occupation, the subject property will require assessment for Rating purposes.

LEASE TERMS

Rent - £10,000 per annum.

Incentives available.

VAT

All prices quoted are exclusive of VAT, where applicable.

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

Leah Sellers

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