

DM HALL

For Sale/ May Let

Class 1A

**172 Dorchester
Avenue, Glasgow,
G12 0DZ**



**42.75 sq m
(460 sq ft)**

Property Details

- Prominent retail premises.
- Conveniently located off Great Western Road.
- Excellent transport links available.
- 100% rates relief, subject to occupier status.
- Offers over £145,000 invited.

LOCATION

The subjects are positioned on the south side of Dorchester Avenue, occupying a relatively central location within the Anniesland area of Glasgow.

Glasgow City Centre lies approximately 4 miles to the East. Anniesland is a highly desirable residential area in the West End of Glasgow, with the popular Kelvinside and Hyndland areas located nearby.

There is excellent transport links to Glasgow City Centre with regular bus routes. Kelvindale Train Station is within 0.5 miles. Dorchester Avenue meets its junction with Great Western Road leading to Glasgow City Centre and the M8 Motorway.

Commercial occupiers in the immediate vicinity are of a local independent nature, these include Jaipur Balti House, Ocean Park Takeaway, About Hair and Beauty and Spar.

The approximate location of the subjects is shown on the appended street plan.



Property Details

DESCRIPTION

The subjects comprise mid-terraced single storey premises of brick construction, surmounted by a pitched roof.

Internally, the property is rectangular in nature, arranged to provide a front reception area, open plan office with kitchen and toilet facilities to the rear.

There is a basement access via a hatch from the kitchen area.

Access is afforded via a single entrance door protected by manual roller shutters.

ACCOMMODATION

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal Basis and is as follows:

Ground: 42.75 sq m (460 sq ft)

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON-DOMESTIC RATES

According to the Scottish Assessors Association, the subjects have a rateable value of £5,000.

The subjects qualify for 100% rates relief under the Small Business Bonus Scheme.

SALE TERMS

Offers over £145,000 invited.

LEASE TERMS

Please contact the agent for further details.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.



Property Details

VAT

All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS

Strictly by contacting the sole selling/letting agents.

ANTI MONEY LAUNDERING

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

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DM HALL



Regulated by

RICS

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