

DM HALL

To Let

Attractive
Retail Unit

55 Otago Street,
Glasgow, G12 8PQ



47.19 sq m
(508 sq ft)

Property Details

- Attractive retail unit in the Kelvingrove area of Glasgow.
- Close proximity to Great Western Road.
- Parking space included.
- 100% rates relief, subject to occupier status.
- Excellent transport links.
- Offers over £10,000 per annum invited.

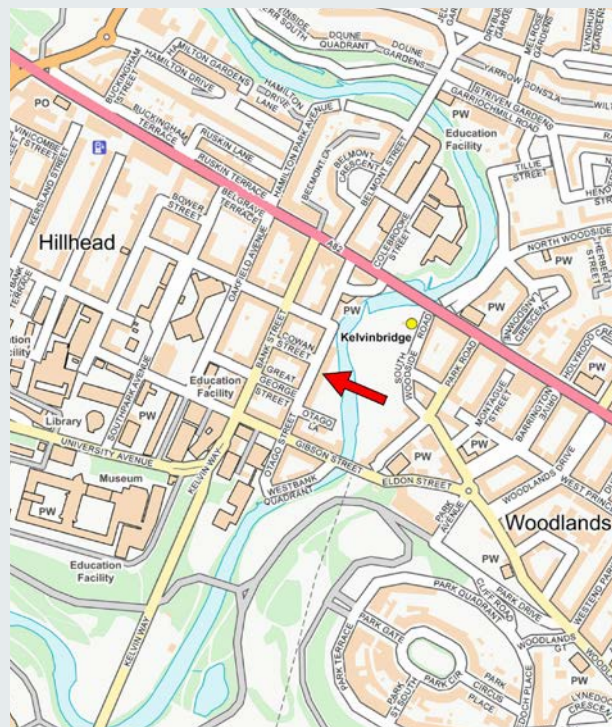
LOCATION

The subjects are located on the west side of Otago Street, located off of Great Western Road and Gibson Street, within the Kelvingrove area of Glasgow's West End.

There are excellent transport links available including Kelvinbridge and Hillhead Subway stations within walking distance. Regular bus services are available along Great Western Road, providing convenient access to the M8 motorway network and Clyde Tunnel.

The surrounding area is a mix of residential, commercial and educational buildings occupied by Glasgow University. There are a wealth of amenities including cafes, restaurants, and independent shops. Kelvingrove Park and the Botanic Gardens are located nearby.

An approximate location of the subjects is shown on the appended plan.



Property Details

DESCRIPTION

The subjects occupy the ground floor within a traditional two-storey building of brick construction, adjoining a four-storey sandstone tenement building.

The subjects were previously used as a framing showroom and studio and are arranged to provide an open plan/ front sales area, with a private room, kitchen and WC to the rear.

The property is accessed through a lane from Otago Street, onto a courtyard/car park area. The subjects provide a single door entrance, protected by electric roller shutters. There is provision for one car parking space.

ACCOMMODATION & FLOOR AREAS

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

47.19 sq.m. (508 sq.ft.)

NON-DOMESTIC RATES

According to the Scottish Assessors Association, the subjects have a rateable value of £2,000.

The premises qualifies for 100% rates relief, subject to occupier status.

Any ingoing occupier has the right to appeal the assessment.

LEASE TERMS

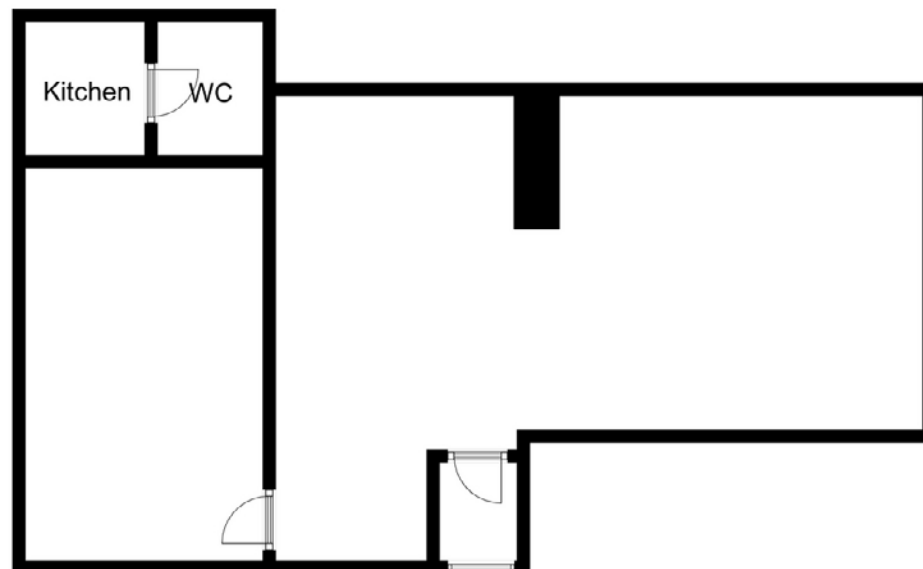
Offers over £10,000 per annum invited.

ENERGY PERFORMANCE

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

LEGAL COSTS

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



FLOORPLAN FOR INDICATIVE PURPOSES ONLY.



Property Details

VAT

All prices quoted are exclusive of VAT. For the avoidance of doubt, VAT is not chargeable.

VIEWING ARRANGEMENTS

Strictly by contacting the sole letting agents.

ANTI MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



Make an enquiry

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DM HALL



Regulated by
RICS

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in 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 outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.