

DM HALL

To Let

Prominent
Retail Unit

73 St George's
Road, Glasgow,
G3 6JA



74.06 sq m
(797 sq ft)

Property Details

- Attractive retail unit on Charing Cross.
- Close proximity to City Centre.
- Situated outside Glasgow's Low Emission Zone.
- Convenient access to M8 Motorway network.
- Excellent public transport links.
- Rental offers over £20,000 per annum invited.

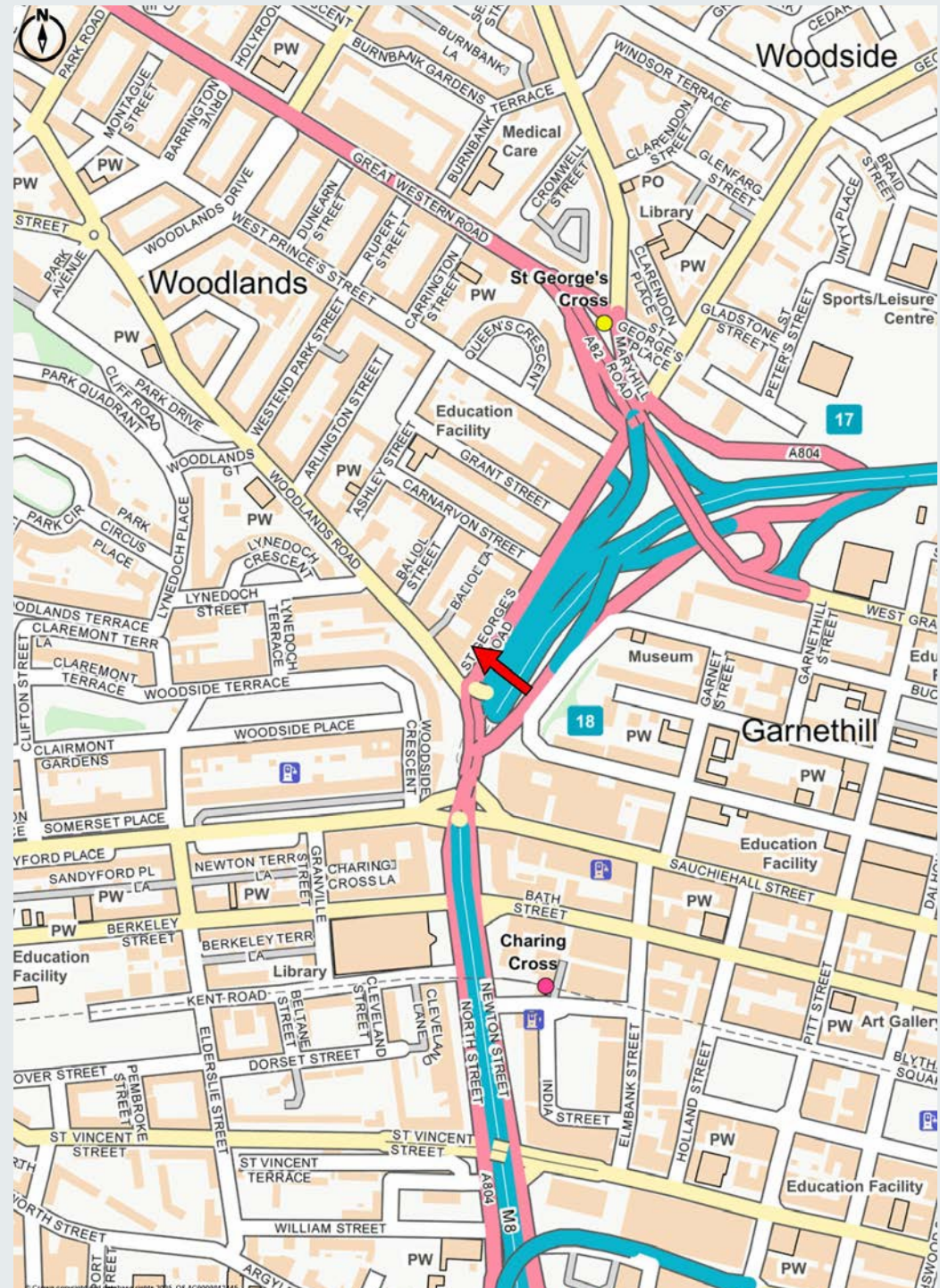
LOCATION

The subjects are located on the west side of St George's Road, fronting junction 18 of the M8 motorway network. Glasgow city centre lies approximately one mile to the east.

There are excellent transport links in the immediate vicinity with St George's Cross underground station, Anderston and Charing Cross railway stations within walking distance. Regular bus services are available on Woodlands Road, Sauchiehall Street and St Georges Road.

The immediate surrounding area is mixed in nature with predominantly retail premises on the ground floor and residential dwellings on the upper floors. Nearby occupiers include Wed2B, AS Electrics, Kaze and Creative Art Tattoo.

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



Property Details

DESCRIPTION

The subjects occupy the ground floor within a traditional five-storey sandstone building, surmounted by a pitched roof. The building is Category B listed.

Internally, the subjects are currently used as a beauty salon and arranged to provide an open plan front/sales area with private treatment room, kitchenette and toilet to the rear.

Access to the subjects is afforded via a single entrance door, protected by metal railings, from St George's Road.

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:

74.06 sq.m. (797 sq.ft.)

NON-DOMESTIC RATES

According to the Scottish Assessors Association, the subjects have a rateable value of £14,200.

The property qualifies for 50% rates relief, subject to occupier status.

Any ingoing occupier has the right to appeal the assessment.

LEASE TERMS

Offers over £20,000 invited.

ENERGY PERFORMANCE

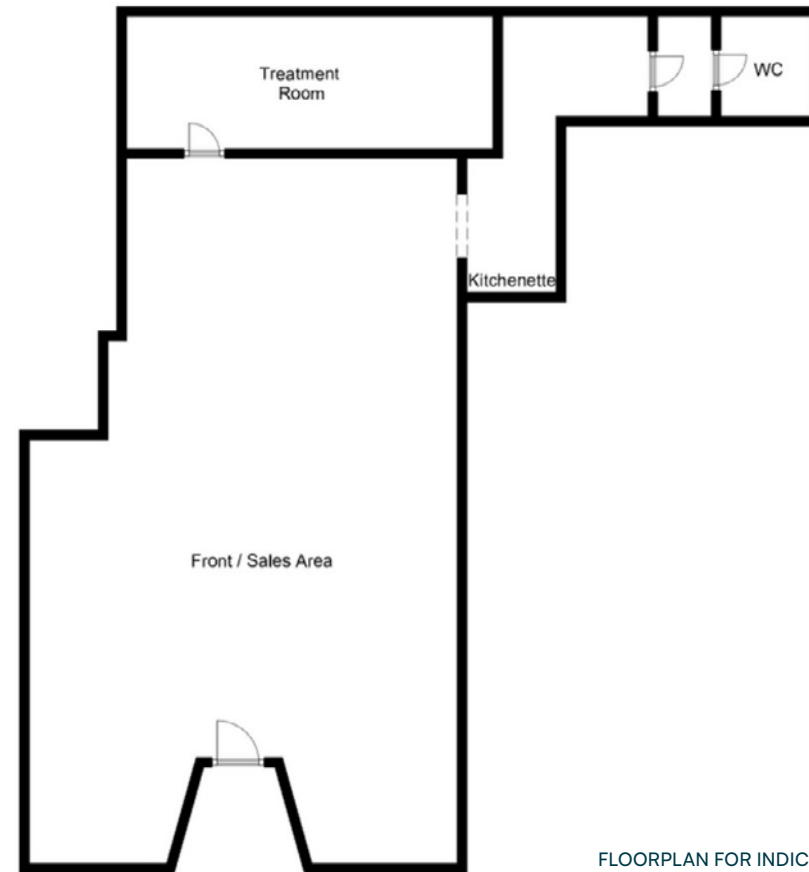
A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL COSTS

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

VAT

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



FLOORPLAN FOR INDICATIVE PURPOSES ONLY.



Property Details

VIEWING ARRANGEMENTS

Strictly by contacting the sole letting agents.

ANTI MONEY LAUNDERING

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Make an enquiry

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DM HALL



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RICS

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