



DOUGLAS DICKSON  
PROPERTY MANAGEMENT LIMITED

3 FITZROY PLACE  
SAUCHIEHALL STREET  
GLASGOW G3 7RH  
TEL: 0141 221 1827  
INFO@DOUGLSDICKSON.CO.UK  
WWW.DOUGLSDICKSON.CO.UK

## RETAIL UNIT TO LET

126 WESTMUIR STREET, GLASGOW, G31 5BW



### Location

Glasgow is Scotland's largest city with a population of around 660,000 and an estimated shopping catchment in excess of 2 million. The subjects occupy a relatively central position on the south side of Westmuir Street, within the Parkhead area of Glasgow, which lies approximately 4 miles to the east of the city centre. Westmuir Street is a busy traffic thoroughfare within the Parkhead area, which itself is a relatively densely populated suburb of Glasgow.

The area has good buses services. Nearby occupiers include Turnbull McCarron solicitors and Parkhead School House.

### Description

The premises occupy the ground floor of a four storey traditional red sandstone tenement building. The subjects have a traditional single display frontage, comprising a timber framed and single glazed display window. The frontage incorporates a recessed and offset timber and glazed entrance door together with a single steel roller shutter.

Internally, the property has a front sales area with plasterboard walls, suspended ceiling and tiled flooring. There is a toilet at the rear.

Area	The gross area is approximately 326 sq ft (30.33 sq m).
Rateable Value	We are advised by the local Assessors Department that the subjects are currently entered in the 2017 Valuation Roll with a rateable value of £3,300. Small businesses currently benefit from 100% rates relief from the Scottish Government.
Lease Terms	The premises are available on a new full repairing and insuring lease.
Rent	£4,200 per annum exclusive of VAT payable at £350 monthly in advance.  The premises are not VAT registered.
EPC	Available on request
Service Charges	Service charges and insurance are approximately £600 per annum.
Legal Terms	Each party will be responsible for their own legal costs incurred in connection with this transaction. The ingoing tenant will be responsible for any Land and Building Transaction Tax and the cost of registration.
Planning	We understand the premises currently benefits from Class 1 retail. Interested parties are advised to make their own enquiries directly with the local Planning Department.
VAT	All figures on these terms are exclusive of VAT where chargeable.
Date of Entry	By agreement.
Viewing	Viewing is strictly by appointment through Douglas Dickson Property Management Ltd on 0141 221 1827 or Email: <a href="mailto:info@douglasdickson.com">info@douglasdickson.com</a> .

(i)The particulars are set out as a general outline only for the guidance of intending lessees or purchasers, and do not constitute, nor constitute part of or, an offer or contract; (ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending tenants or purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so; (iii) no person in the employment of Douglas Dickson Property Management Ltd has any authority to give representation or warranty whatever in relation to this property; (iv) all rents, prices and premiums quoted are exclusive of VAT at current rate.