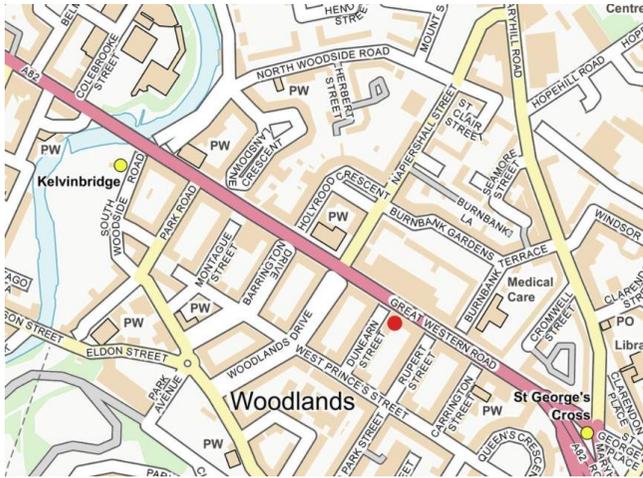




TO LET - 223 GREAT WESTERN ROAD, GLASGOW, G4 9EB
PROMINENT CORNER RETAIL PREMISES WITH RESTRICTED CLASS 3 CONSENT
139.84 SQ M (1,505 SQ FT)



Location

The subjects are located on the south side of Great Western Road at its junction with Dunearn Street within the heart of Glasgow's West End approximately 1 mile west of the city centre and in close proximity to Glasgow University.

Great Western Road is a main arterial route with high volumes of passing traffic that takes traffic from the city centre through to Anniesland and Clydebank beyond.

Metred on-street parking is provided to the front of the subjects. Regular bus services operate on Great Western Road itself and St George's Cross Underground Station is a 2 minute walk from the subjects travelling west.

Neighbouring occupiers include Exact Eyecare, Pelo Hair, "The Bull" Public House, Barnardo's, Savers and Sainsbury's.



Description

- Highly prominent corner retail premises with restricted Class 3 consent
- Benefits from extensive glazed frontage
- Internally provides completely open-plan accommodation with rear storage and ambulant WC
- Generous outdoor seating area on Great Western Road and Dunearn Street

Schedule of accommodation

	Area (sq m)	Area (sq ft)
Total NIA	139.84	1,505

Business Rates

The subjects are entered in the Valuation Roll with a Rateable Value of £25,750.

EPC

Available on request.

Terms

The subjects are available on the basis of a new FRI lease at a rent of £30,000 per annum.

Viewing

By appointment through the sole agents, Gerald Eve LLP.

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