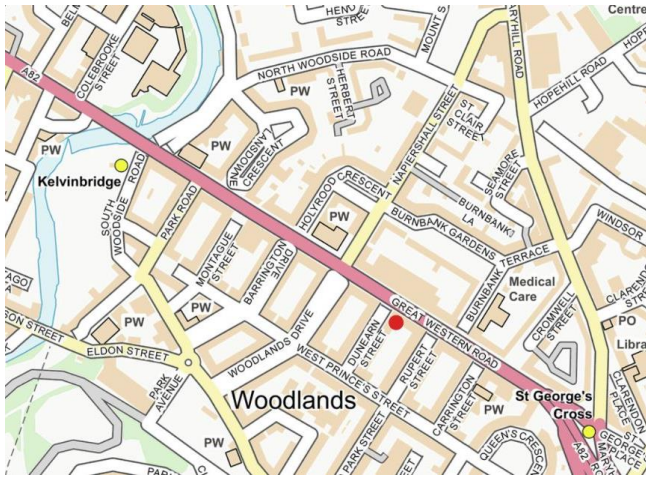




**TO LET - 223 GREAT WESTERN ROAD, GLASGOW, G4 9EB**  
PROMINENT CORNER RETAIL PREMISES WITH RESTRICTED CLASS 3 CONSENT  
139.84 SQ M (1,505 SQ FT)



## 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)
<b>Total NIA</b>	<b>139.84</b>	<b>1,505</b>

## 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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