

# TO LET

## RETAIL PREMISES

NIA:- 528 SQM (5,683 SQ FT)

Situated On One Of Glasgow's Main Thoroughfares

Located Within A Well Established Retailing Parade

Suitable For A Variety Of Uses (Subject To Planning)

Prominent Glazed Frontage

Rent: Price on Application



[CLICK HERE FOR A VIRTUAL TOUR!](#)



**240 GREAT WESTERN ROAD, GLASGOW, G4 9EJ**

CONTACT:

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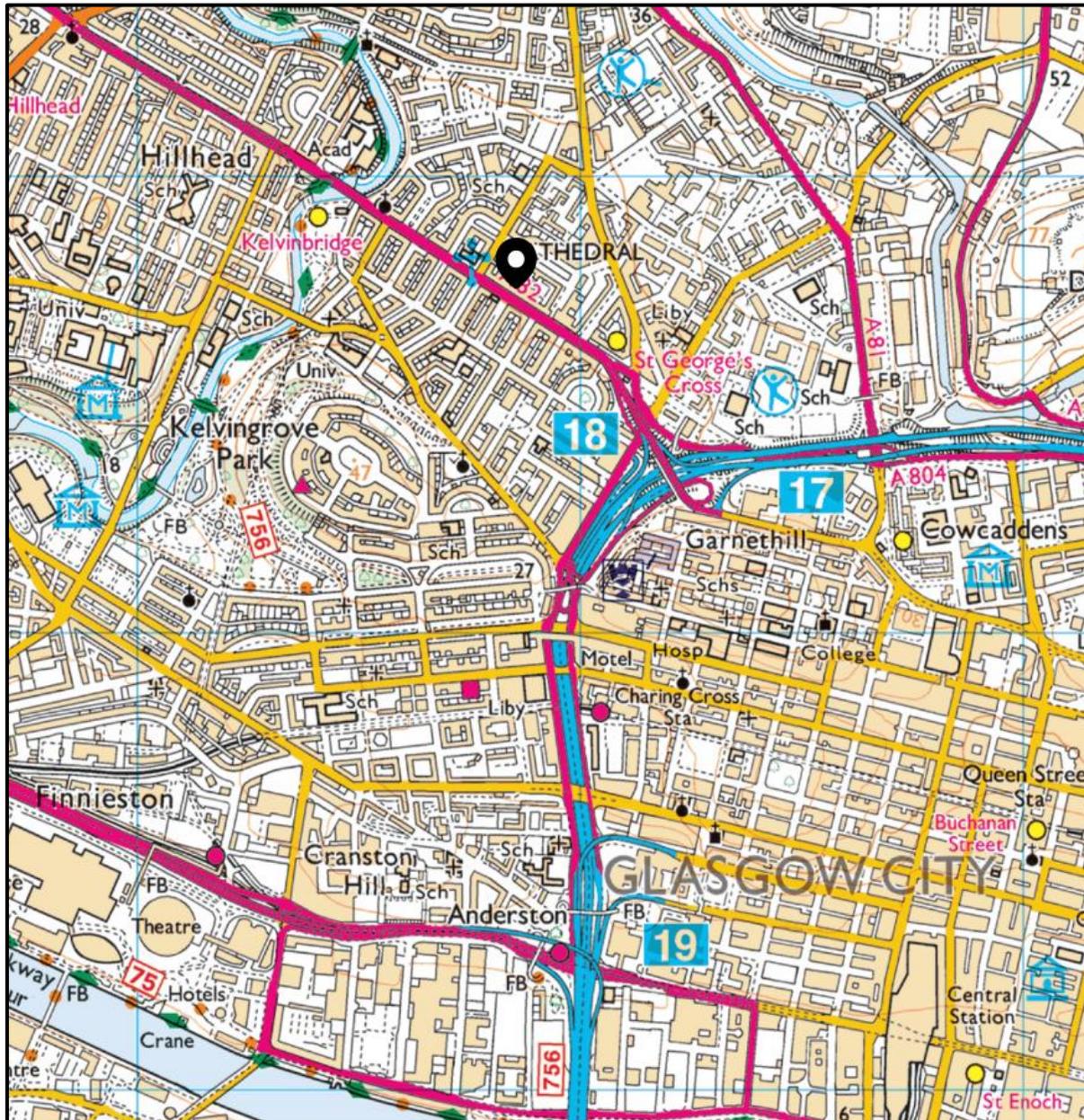
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# Location

240 GREAT WESTERN ROAD, GLASGOW G4 9EJ



The subjects are situated on Great Western Road in Glasgow's West End. The area is a popular residential and retailing area which is conveniently situated just north-west of Glasgow City Centre

Great Western Road benefits from strong transport links with Junction 17 of the M8 motorway located 0.3 miles away, providing access to Glasgow's East End and Scotland's wider motorway network. St. George's Cross is located approximately 0.2 miles from the subject property and offers frequent services to Glasgow City Centre, with Exhibition Centre Train Station only 1.3 miles south providing services to Glasgow Central, Larkhall and Dalmeir.

The area has recently seen significant investment in the local community with Queen's Cross Housing Association developing 48 new 1 & 2 bedroom flats, due to be completed by 2027, directly behind the property.

[For more information on development click here](#)

More specifically, the subjects occupy a prominent position on the north side of Great Western Road, which offers high levels of passing footfall and vehicular traffic. The surrounding area benefits from a blend between residential and commercial operators including Sainsbury's, Wintergill's Bar and Caffè Nero.

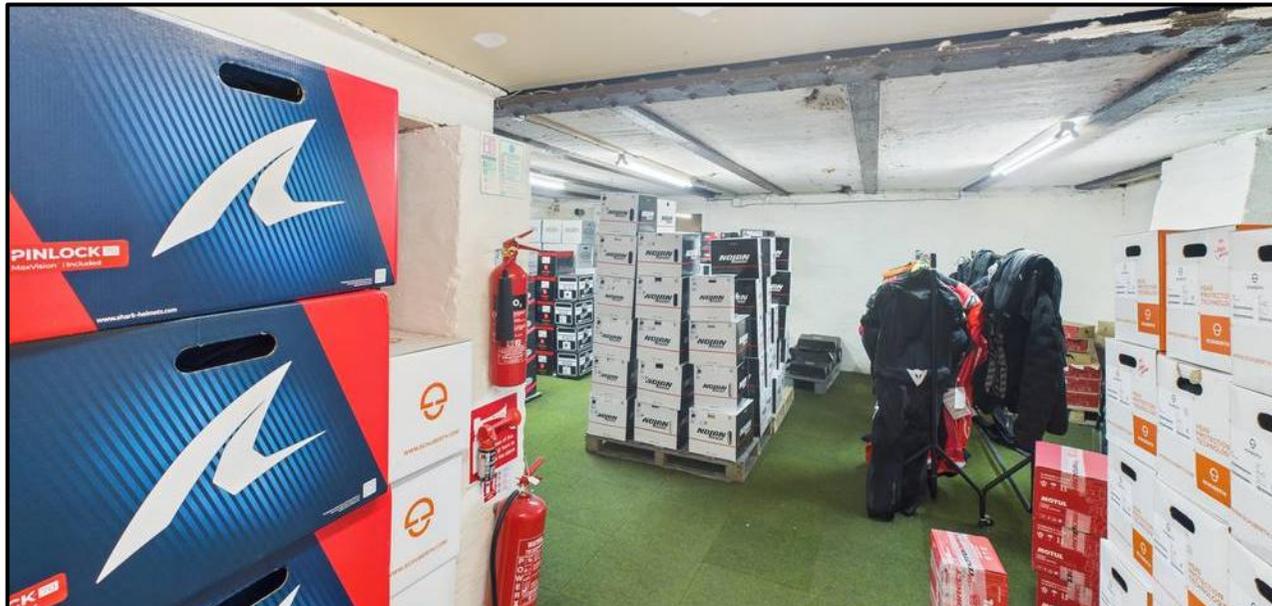


[CLICK HERE FOR LOCATION](#)



# Description

240 GREAT WESTERN ROAD, GLASGOW, G4 9EJ



The subjects comprise of a mid terraced, ground floor and basement retail unit, forming part of a larger 4 storey tenement building, with residential dwellings on the upper floors. The property benefits from dedicated pedestrian access, protected by way of electric roller shutters, via Great Western Road.

Internally, the subjects consist of a large sales area on the ground floor, with suspended, insulated tiled ceiling incorporating tiled LED lighting and air conditioning throughout. Dedicated W/C and kitchen provisions are available on the ground floor. The subjects also benefit from a dedicated storage area to the rear with secure roller shutter access onto Napierhall Lane.

The basement consists of several large rooms which are currently being utilised as storage space by the existing tenant. The basement benefits from a mixture of carpet floor covering and concrete floors, as well as LED strip lighting incorporated throughout.

## ACCOMMODATION

	SQM	SQFT
<b>Total</b>	528	5,683
<b>TOTAL</b>	<b>528</b>	<b>5,683</b>

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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## RENT

Rental can be gained upon application.

## PLANNING

We understand that the property benefits from Class 1A Planning Consent. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant to satisfy themselves in this respect.

## VAT

Unless otherwise stated, all prices are quoted exclusive of VAT.

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a Rateable Value of £41,250. The Rate Pounding for 2026/27 is 48.1p to the pound.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.