

# DM HALL

## To Let

Retail/Office

83 St Georges Road  
Glasgow, G3 6JA



37.32 SQ M  
402 SQ FT

# Property Details

- Attractive retail premise located on Charing Cross.
- Excellent transport connections, fronting the M8 Motorway in Glasgow.
- 100% rates relief, subject to occupier status.
- Net internal area of 37.32 sq.m (402 sq.ft).
- Offers in the region of £12,000 per annum.

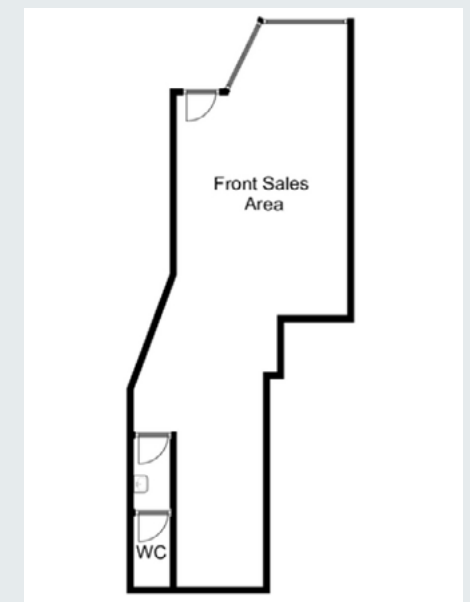
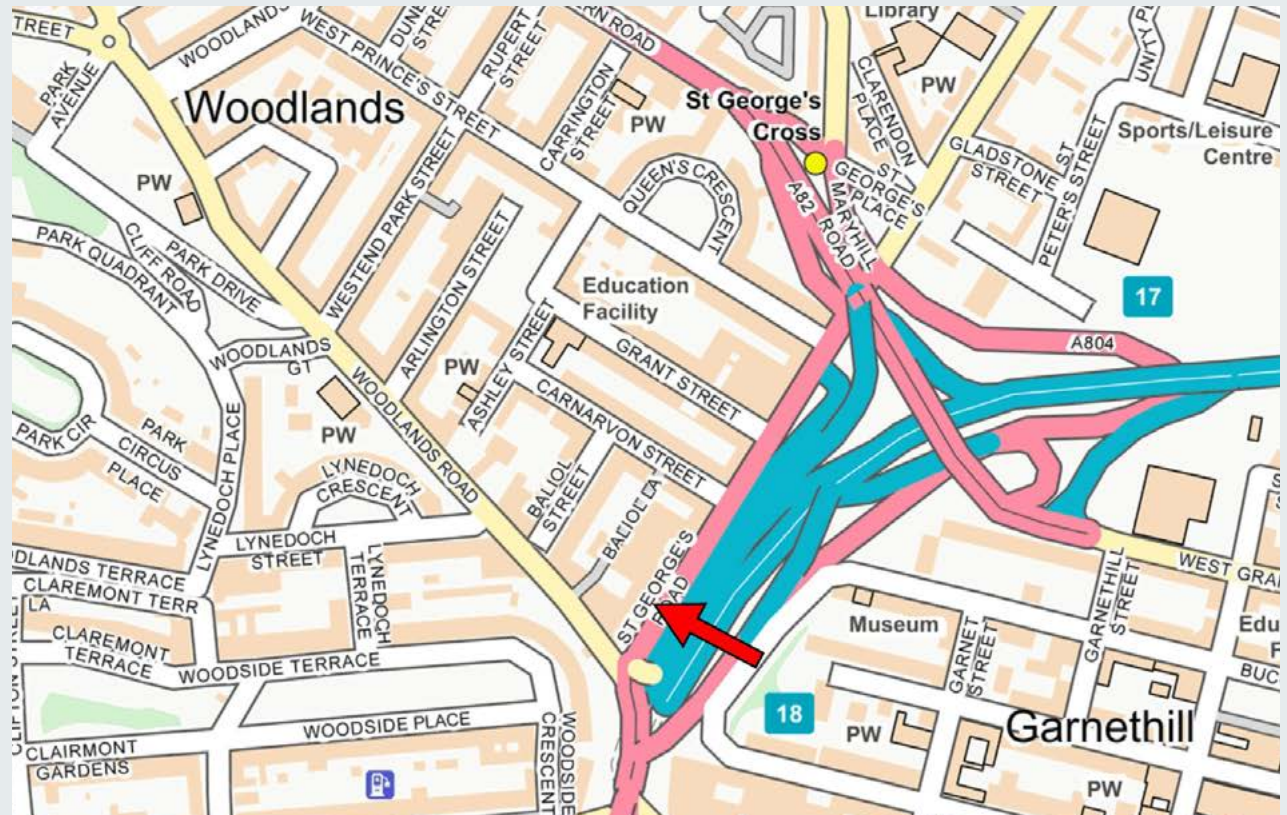
## Location

The subjects are located on the western side of St George's Road, at its junction with the M8 motorway network. Glasgow City Centre lies approximately one mile to the east. The property is located out with the low emission zone.

There are excellent transport links in the vicinity with Junction 18 providing access to the M8 motorway network in close proximity. Charing Cross Railway Station and St George's Cross Underground Station are located within a short walk. Regular bus services are located along Sauchiehall Street, Woodlands Road and St George's Road within a short distance.

The immediate surrounding area is a mix in nature including retail, office, leisure and residential occupiers. Nearby occupiers include Creative Art Tattoo, Braw Bikes, Satu Satu Cafe and Kaze Sushi & Poke Bowl.

The approximate location of the subjects is shown on the appended street plan.



# Property Details

## Description

The subjects comprise a mid-terraced retail unit on the ground floor within a five-storey tenement style building of sandstone construction and surmounted by a pitched roof clad in concrete tiles. The building is Category 'B' Listed.

Internally, the subjects are open plan in nature with toilet and storage facilities to the rear. The subjects benefit from high ceilings and large panoramic windows providing exceptional natural daylight and allow for large advertising and branding space.

Access to the premises is afforded via a single recessed entrance door, protected by metal railings.

Due to the high ceilings, additional storage has been implemented at mezzanine level immediately above the toilet area, with access provided via a Slingsby ladder. For the avoidance of doubt, this area has not been included in the net internal floor area quoted below.

## 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:

Floor	Accommodation	sq m	sq ft
Ground	Sales / Reception Area	37.32	402
<b>Total</b>		<b>37.32</b>	<b>402</b>

## Non Domestic Rates

Rateable Value - £7,700.

The subjects qualify for 100% rates relief under the Small Business Bonus Scheme, subjects to occupier status. Please note that a new occupier has the right to appeal the current assessment.



# Property Details

## Lease Terms

Offers over £12,000 per annum are 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 maybe chargeable.

For the avoidance of doubt, there is no VAT applicable on the rental.

## Anti Money Laundering

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

## Viewing Arrangements

Strictly by contacting the sole letting agents.

**DM HALL**



Regulated by  
**RICS**



## Make an enquiry

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