

132 WOODLANDS ROAD, GLASGOW, G3 6LF



CENTRE OF WOODLANDS SUBURB



- Close to City Centre & West End
- Prominent Corner Position
- Ground & Basement
- Class 1 Consent
- 2,010sq ft
- Rent: £27,500p.a
- Price: On Request

LOCATION

The property is situated on the north side of Woodlands Road at its junction with Arlington Street in the Woodlands district of Glasgow. Woodlands Road is a busy thoroughfare linking the west end to the city centre with immediate catchments of Charing Cross, Georges Cross, Park and Kelvinbridge. The locale is densely populated with a mixture of residential and commercial dwellings with a strong requirement for student accommodation due to its close proximity to Glasgow University, Glasgow School of Art and Glasgow Caledonian University.

Neighbouring occupiers include Sainsbury's, Arlington Baths, El Perro Negro, Pepes Peri Peri.

PROPERTY

The property forms the ground floor and basement of a larger mixed use tenemental development surmounted by a pitch roof overlaid and tile. The property occupies a prominent corner position with excellent frontage onto Arlington Street and Woodlands Road. Internally the property is presented open plan with partitions erected to the rear to form staff, tea, prep and WC facility with access to the basement via a stairwell to the rear of the property. The basement offers ancillary storage however could be converted for retail or alternate uses. The basement also benefits from external access from Arlington Street.

The property is presented in the former tenants specifications and would benefit from redecoration.

AREA

The property has been calculated to extend to the following internal area

Ground: 99.36sqm (1,070sq ft)
Bsm: 87.36sqm (940sq ft)
Total: 186.72sqm (2,010sq ft)

NAV/RV

£18,000

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for £27,500p.a.

SALE

While our clients preference is to offer the property for lease, they may consider disposing of their freehold interest.





V.A.T

Figures quoted exclusive of V.A.T

E.P.C

Available on request

LEGAL

Each party shall bear responsibility for their own legal costs

TITLE

Available on request

LBTT & REGISTRATION DUES

The tenant / purchaser shall be responsible for any LBTT or Registration Dues incurred in the transaction.

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



Jas Aujla 07810 717229 (jas@tsapc.co.uk)
Will Rennie 07581 396092 (will@tsapc.co.uk)

General: 0141 237 4324 (info@tsapc.co.uk)

162 Buchanan Street
Glasgow G1 2LL



PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.