






TO LET

Retail Unit

 **365 Kilbowie Road,
Clydebank, G81 2TU**

-  **Main road frontage**
-  **Close to town centre**
-  **Busy thoroughfare**
-  **Rates exempt**
-  **No VAT on rent**

kirkstone
PROPERTY CONSULTANCY

www.kirkstoneproperty.com



Viewing by appointment with the sole letting agents;

Kirkstone Property Consultancy
Suite 2/3, West George Street, Glasgow, G2 1BP

0141 291 5786

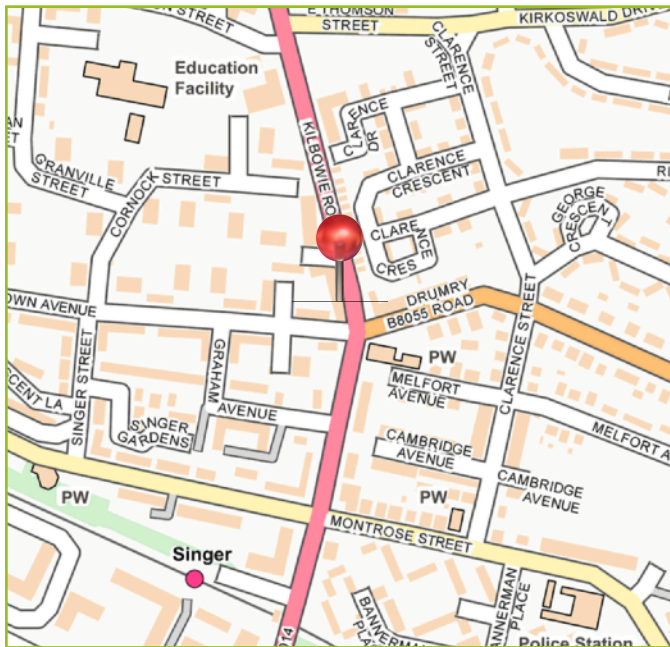


Location

Glasgow is Scotland's largest city and is situated in the central belt and on the west coast.

Clydebank is located within West Dunbartonshire, approximately seven miles west of Glasgow City Centre. The property is located on the west side of Kilbowie Road (A8014) in close proximity to Clydebank town centre forming part of an established retail parade.

Kilbowie Road comprises a mixture of commercial and residential properties and acts as the main arterial road to Clydebank town centre. The town has convenient transport links provided via several railway stations, linking to the national rail network, and bus services link the town to Glasgow and beyond.



Description

The subjects comprise a ground floor retail unit within a mid-terraced building of masonry construction arranged over four floors. The accommodation above the shop appears to be residential in nature.

The shop has an aluminium glazed frontage and is accessed via a recessed single pedestrian door which leads into the sales area. Internally, there is a large open retail space which is fairly rectangular in shape. Welfare facilities are provided to the rear of the shop. The floor is covered in laminate and the walls are of plaster/paint. The ceiling is of suspended tile which incorporates fluorescent strip lighting. There is no gas supply to the property and space heating is provided electrically. The property was previously a vape shop and is suitable for alternative uses.

Accommodation

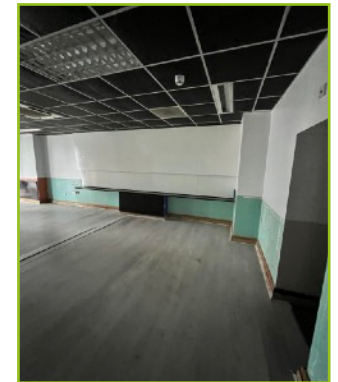
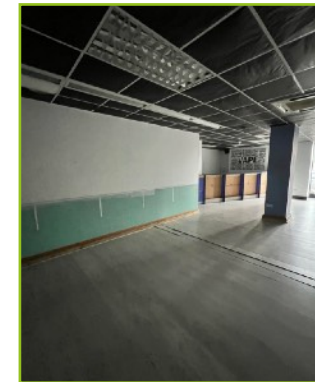
The property provides the following accommodation and approximate floor areas;

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Retail space	69.35	747

The above areas have been calculated on a Net Internal Area basis in compliance with the RICS Code of Measuring Practice (6th edition).

Lease Terms

The subjects are available to lease on full repairing and insuring basis, for a term to be agreed, at a rent of £15,500 per annum. Full quoting terms are available upon request.



Particulars

Rateable Value	£11,100
EPC	Available upon request
VAT	Not payable
Legal Costs	Each party responsible for their own

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