

BUSINESS For Sale

 1257 Dumbarton Rd,
Glasgow, G14 9UU

-  Established business
-  Busy arterial route
-  Self-employment opportunity
-  Scope to increase turnover
-  Potential rates exemption

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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

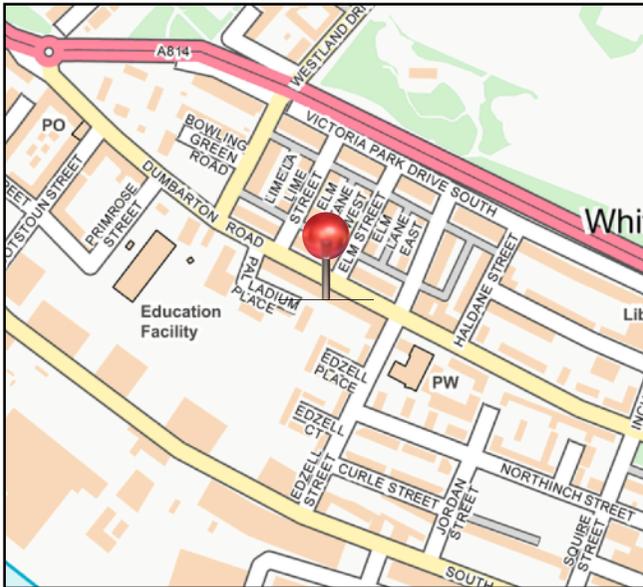
0141 291 5786



Location

Glasgow is Scotland's largest city and is situated in the central belt and on the west coast. There are four main motorways which run through the city putting it at the hub of Scotland's road network. The town sits approximately 50 miles west of Edinburgh and connects the central belt via the M8 motorway network.

The property is located on Dumbarton Road between the junctions with Palladium Place and Edzell Street/Victoria Park Street. Elm Street is opposite the block. The A814 and the A739 both run close by offering good links to the surrounding areas whilst rail links are good with Jordanhill Railway Station, Scotstounhill Railway Station, Partick Railway Station and Hyndland Railway Station all situated close by. Nearby retailers include Dickson Pharmacy, Barclay Medical Practice and Day-Today Express.



Description

The premises comprise a ground floor retail shop within a building of traditional sandstone construction, arranged over four floors under a pitched roof. There is residential accommodation on the upper floors.

The retail unit has a single fronted display under a non-illuminated fascia board and is protected by a roller shutter. Internally the premises have been fitted out as a sun tan studio with a tiled floor, plaster/paint walls and ceiling incorporating LED box lighting. There is a reception to the front behind which there are 4 treatment rooms which include 2 vertical and 2 horizontal sun tan machines. A range of floor and wall mounted fixtures and fittings are included with the business. A WC is provided to the rear.

Accommodation

The property provides the following accommodation and approximate floor areas;

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Reception & 4 treatment rooms	31.56	340
TOTAL		31.56	340

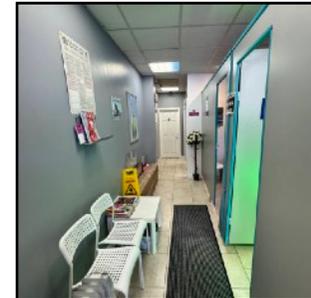
The above areas have been calculated on a Net Internal Area basis in compliance with the RICS Code of Measuring Practice (6th edition).

Price

Offers in the region of £30,000 are sought for the goodwill of the business, fixtures, fittings and stock.

Trading Information

Sunrays trades as a tanning studio. The current operators have decided to sell the business due to a change in circumstance, thus creating an exciting self-employment opportunity. The operation prides itself on the personal touch and this would be vital for any new owner to have the same ethos and outlook. The bespoke service the current owners provide is reflective of the success of the business and in turn, the return custom. The business trades Monday to Saturday 11:00am to 8:00pm and is closed on Sunday.



Tenure

The subjects are available by way of a new lease on full repairing and insuring terms, at a rent of £9,500 per annum. Full quoting terms are available upon request.

Particulars

Rateable Value	£5,400
EPC	Available upon request
VAT	Not payable on the rent

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