




**ALLIED
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SCOTLAND**

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FOR SALE

21 Dowanhill Street, Glasgow G11 5QR

- Strengthening Retail Location close to Dumbarton Road and Byres Road
- Increasing Student Population
- NIA: 33.88 sq m (365 sq ft)
- Vat Exempt

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports

LOCATION

The property is located in Dowanhill, a desirable residential area of Glasgow's West End. Dowanhill Street is a relatively settled commercial location close to both Dumbarton Road and Byres Road made up by a mix of bespoke retailers thriving in this improving area of the city. The area is also heavily populated with students and young professionals providing greater and more diverse trading opportunities.

DESCRIPTION

The property comprises a small well-presented retail unit contained within a four storey tenement building with residential dwellings on the upper floors.

ACCOMMODATION

The accommodation comprises retail area, small tea preparation area and rear store/office with w.c.

FLOOR AREA

We calculate the net internal floor area of the property at 33.88 sq m (365 sq ft).

VIEWING AND FURTHER INFORMATION

By appointment through the sole selling agent Allied Surveyors Scotland plc.

Gregor Hinks | Tel. 0141 337 7575 | gregor.hinks@alliedsurveyorsscotland.com

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Indicator - G

RATING ASSESSMENT

The property has been entered in the current Valuation Roll at a Rateable Value of £4,200.

The property is therefore eligible for 100% business rates relief under the Small Business Bonus Scheme

TERMS

Our client is seeking offers in excess of £85,000 for their heritable interest.

VAT

Not applicable.

OFFERS

In the normal Scottish form addressed to this office.

LEGAL COSTS

Each party to bear their own legal costs.

DATE OF ENTRY

To be mutually agreed.

