

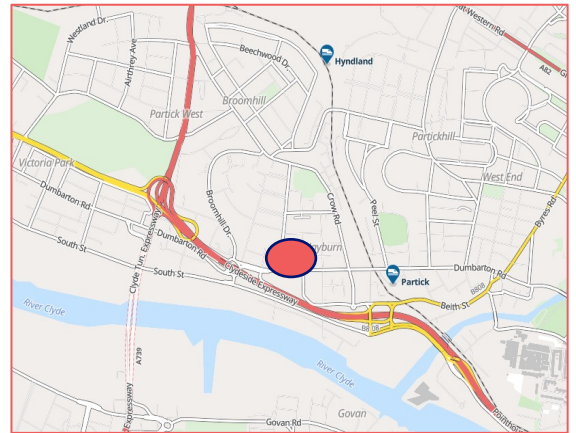


TO LET
FITTED LAUNDRETTE / RETAIL / OFFICE UNIT

648 SQ FT

595 DUMBARTON ROAD, PARTICK, GLASGOW, G11 6HY

- Located within the Partick area of Glasgow's West End
- Highly prominent unit on popular stretch of Dumbarton Road
- Available for immediate occupation
- Eligible for 100% rates relief under the Small Business Bonus Scheme
- **Offers over £14,000 per annum**



LOCATION

Located within the Partick area of Glasgow's West end on the south side of Dumbarton Road by its junction with Meadow Road and Maule Drive only 2 miles west of the city centre.

Partick Underground, Railway and Bus Station are a 10-minute walk east.

Nearby occupiers include Bibi's Cantina, Russell Cowie Hair, Meadow Road Café, Brunch Café, West End Flooring, Chest Heart & Stroke Scotland.

On-street parking is provided.

DESCRIPTION

Mid-terraced double fronted ground floor unit fully fitted as a commercial launderette complete with fully serviced equipment.

Manually operated security shutters provided.

Internally provides bright open-plan accommodation throughout.

The property can be let with all the equipment in place or it can be removed if not required by an incoming

ACCOMMODATION

	sq m	sq ft
NIA	60.18	648

BUSINESS RATES

£7,300 - Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

EPC - Available on request

ASKING TERMS

The subjects are available by way of a new FRI lease with offers over **£14,000 per annum. No VAT.**

VIEWING & FURTHER INFORMATION

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