# G·M·BROWN



# **TO LET - CLASS 1A PREMISES**

2,072 SQ FT

# 140/142 WOODLANDS ROAD, GLASGOW, G3 6LF

- · Highly prominent double-fronted unit
- Popular West End location
- Close proximity to Glasgow University and Kelvingrove Park
- Arranged over ground floor and full height basement
- Well-suited for retail / office / clinic / salon etc.
- Class 3 potential subject to planning
- Nearby occupiers include El Perro Negro, Pepe's Chicken, Walker Wylie Estate Agents, Sainsbury's Petrol Station





### **LOCATION**

Woodlands Road is a busy main thoroughfare within Glasgow's popular West End.

More specifically the subjects command a highly prominent position on the north side of Woodlands Road between its junctions with Arlington Street & West End Park Street.

Charing Cross is situated a short distance south where M8 motorway access is provided via Junction 18.

Regular bus services operate on Woodlands Road whilst St Georges Underground Station and Charing Cross Railway Station are both a 10-minute walk away.

Neighbouring occupiers include El Perro Negro, Pepe's Chicken, Walker Wylie Estate Agents, McElvanney Optometrists, Sainsbury's Petrol Station.

# **DESCRIPTION**

Mid-terraced retail premises arranged over ground floor and basement.

Externally benefits from a double shopfront with two pedestrian doors protected by security shutters.

Internally the ground floor provides well-presented open plan accommodation.

A staircase at the front provides access to a full height basement complete with WC and kitchen tea-prep.

# **PLANNING**

Benefits from Class 1A

May be suitable for hot-food / class 3 subject to planning

#### **ACCOMMODATION**

Total	192.52	2,072
Basement	94.74	1,020
Ground	97.78	1,052
NIA	sq m	sq ft

### **BUSINESS RATES**

RV £18,000

#### **EPC**

Available on request.

#### **ASKING TERMS**

The subjects are available on the basis of a new FRI lease with offers over £25,000 per annum invited.

No VAT is payable on the rent.

#### **VIEWING & FURTHER INFORMATION**

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