

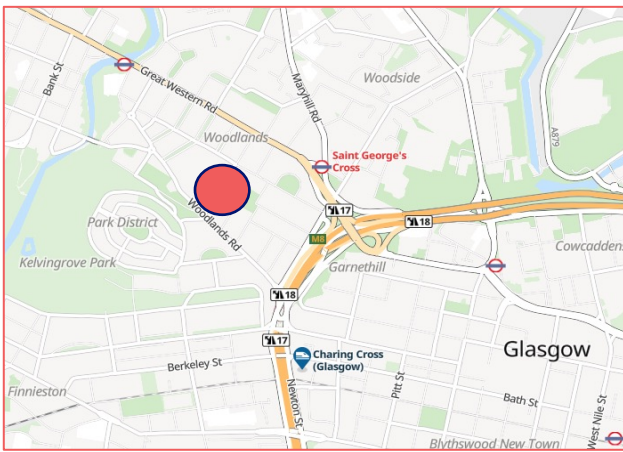


## TO LET – CLASS 1A PREMISES

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

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

## BUSINESS RATES

RV	£18,000
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## 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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