



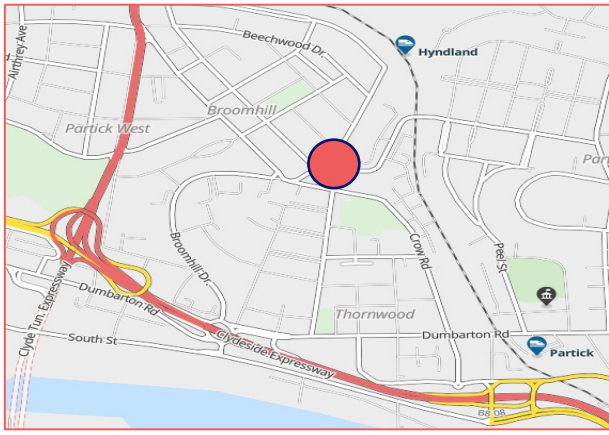
TO LET – FITTED SALON / CLASS 1A PREMISES

342 SQ FT

191 CROW ROAD

THORNWOOD / BROOMHILL, GLASGOW, G11 7PD

- Located within the Thornwood / Broomhill area of Glasgow's West End
- Fully fitted hair salon
- Very well presented internally
- Available for immediate occupation
- £10,000 per annum, no VAT
- Eligible for 100% rates relief under Small Business Bonus Scheme



LOCATION

The subjects are located within the popular Thornwood / Broomhill area of Glasgow's West End just 2 miles west of the city centre.

More specifically the subjects are situated on the south side of Crow Road at its junction Thornwood Avenue.

Close proximity to the West End Retail Park & Broomhill Cross.

Free on-street parking provided to the front and on surround streets

Regular bus services operate on Crow Road and walking distance of Partick Underground Station as well as Hyndland and Partick Railway Stations.

DESCRIPTION

Full fitted salon / class 1a premises.

Externally benefits from a single shopfront with adjacent pedestrian door, both protected by electric shutters.

The subjects have been fitted out to a very high standard and internally provide bright open-plan accommodation to the front accommodation 3 x cutting stations and a back wash.

A rear beauty room / storage space, kitchen and WC are provided.



ACCOMMODATION

	SQ M	SQ FT
NIA	31.79	342

BUSINESS RATES

£6,700

Subject to fulfilling the set criteria, 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 on FRI terms at a quoting rent of **£10,000 per annum**.

No vat is payable on the rent.

VIEWING & FURTHER INFORMATION

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