



TO LET FULLY REFURBISHED SHOP/SALON/OFFICE

488 Crow Road, Glasgow, G11 7DW

LOCATION:

Fronting busy Crow Road within the affluent area of Jordanhill to the north west of Glasgow city centre. Part of the A739, Crow Road connects Great Western Road at Anniesland Cross and the north west to the Clyde Tunnel for the south of the city, M8 and beyond.

Jordanhill railway station is nearby, there is a bus stop adjacent and on street parking is available in the adjoining Randolph Gate and the surrounding streets.

Neighbouring occupiers are Infinity Smiles orthodontist and Rainbow Room International and opposite are BP filling station, Three Crows pub restaurant and Arnold Clark car sales whilst occupiers in a nearby tenement include hair and beauty salon, newsagent, coffee shop, Cameron Interiors, dentist.

HAMILTON OFFICE:

Suites 7 & 8 Waverley House
Caird Park, Hamilton
ML3 0QA

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Enjoying a prominent, corner position in a modern 6 storey development with commercial uses on the ground floor and flats above.

The replacement display frontage and supplementary windows to the gable ensure a bright interior which has recently undergone an extensive refurbishment to include new walls and ceiling; re-screeded floor; rewiring to include new LED lighting; replumbing and new sanitary ware; air conditioning/heating.

On an L-shape providing almost entirely uninterrupted space, the shop could be utilised for a variety of uses in its existing form or could be sub-divided by a tenant to provide the desired lay-out.

AREA:

717 sqft / 66.63 sqm or thereby net internal area area.

ENERGY RATING:

Awaiting EPC



RATEABLE VALUE:

£12,100

For qualifying occupiers, 100% rates relief may be available under the Scottish Government's Small Business Bonus Scheme. Prospective purchasers / tenants should confirm the position for themselves.

RENT, LEASE DETAILS ETC :

RENTAL OFFERS OVER £15,000 per annum are invited for a new lease on standard, commercial, full repairing and insuring terms for a negotiable duration. We are informed there will be no VAT charged on the rent.

In the first instance, all offers should be submitted to Mr Cameron of this office.

VIEWING:

STRICTLY by appointment through ourselves as agents.

REF: R575 Prepared June 2022

NOTICE

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