

# FOR SALE

## Retail Premises

NIA: 29.9 SQM (322 SQFT)

Modern Retail Premise

Secure Roller Shutter Access

Close Proximity To Tourism Hubs

May Benefit From 100% Rates Relief

Sale Price: Offers In Excess Of £85,000



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Outlines Are For Indicative Purposes Only

96 OLD DUMBARTON ROAD, GLASGOW, G3 8PZ

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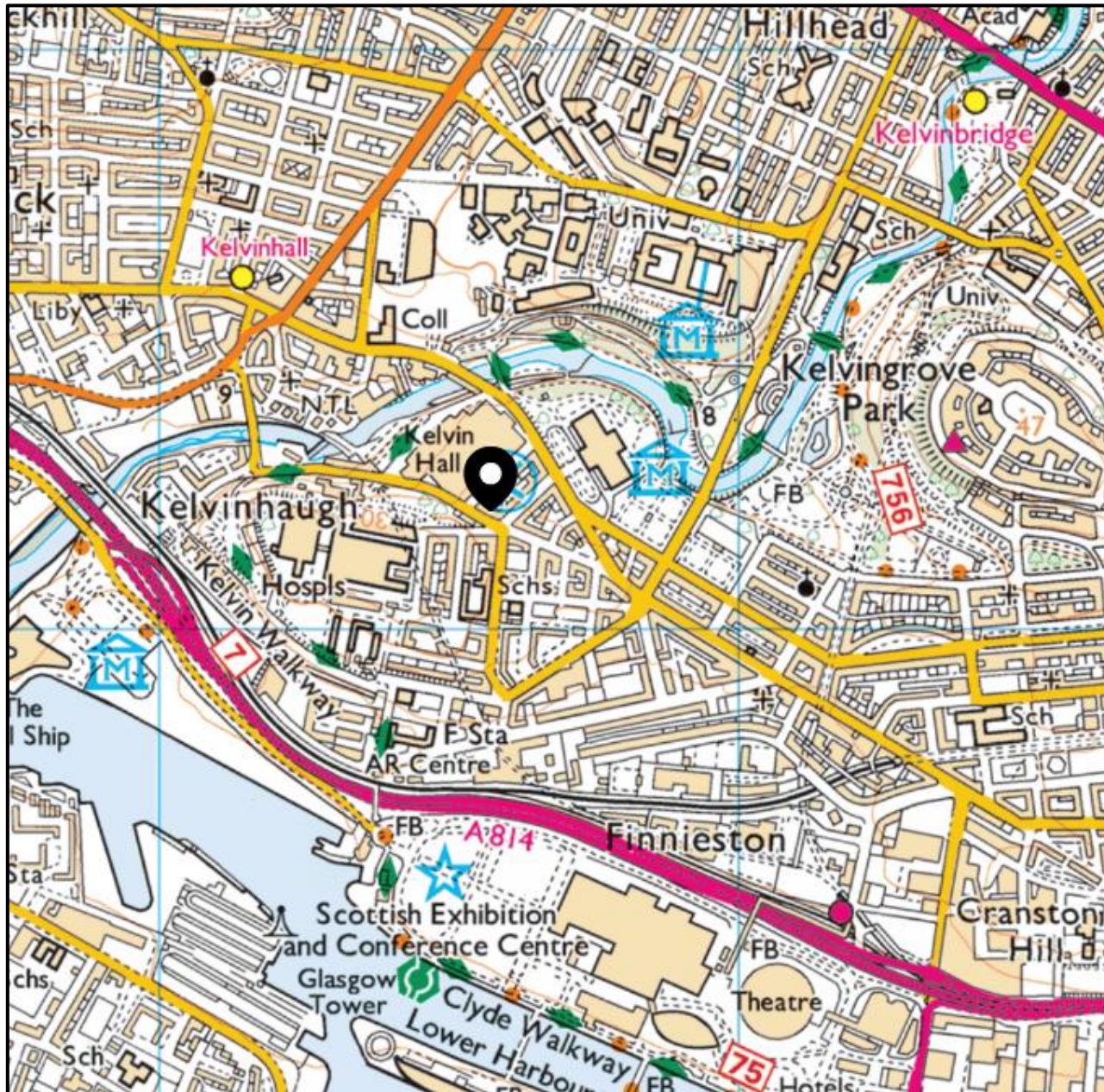
| 0141 331 2807 – 07920 824408  
| 0141 331 2807 – 07551 173132





# Location

96 OLD DUMBARTON ROAD, GLASGOW, G3 8PZ



The subjects are located in Glasgow, Scotland's largest city and third largest city in the UK. Glasgow acts as the administrative capital of the west coast of Scotland, located on the shores of the River Clyde.

Glasgow benefits from excellent transport links, including two major trains stations (Glasgow Central and Glasgow Queen Street). This is further enhanced by Glasgow International Airport and a comprehensive motorway network which provides access to all of Scotland's major cities as well as the North of England.

Both Kelvingrove art Gallery and Park as well as The Hydro entertainment venue are located within 1 miles of the subjects. These iconic tourism locations attract over 2 million people to the area annually providing strong support for commercial trade

The subjects occupy a prominent pitch on Old Dumbarton Road, just off Argyle Street. Argyle Street acts as one of the primary thoroughfares connecting the West End and City Centre of Glasgow. The surrounding area acts as a hub for culture in Glasgow, housing restaurants such as The Corner Shop, Ox and Finch, Crabshakk, The Butchershop and Gloriosa as well as national operators such as Tesco Express and Sainsbury's.

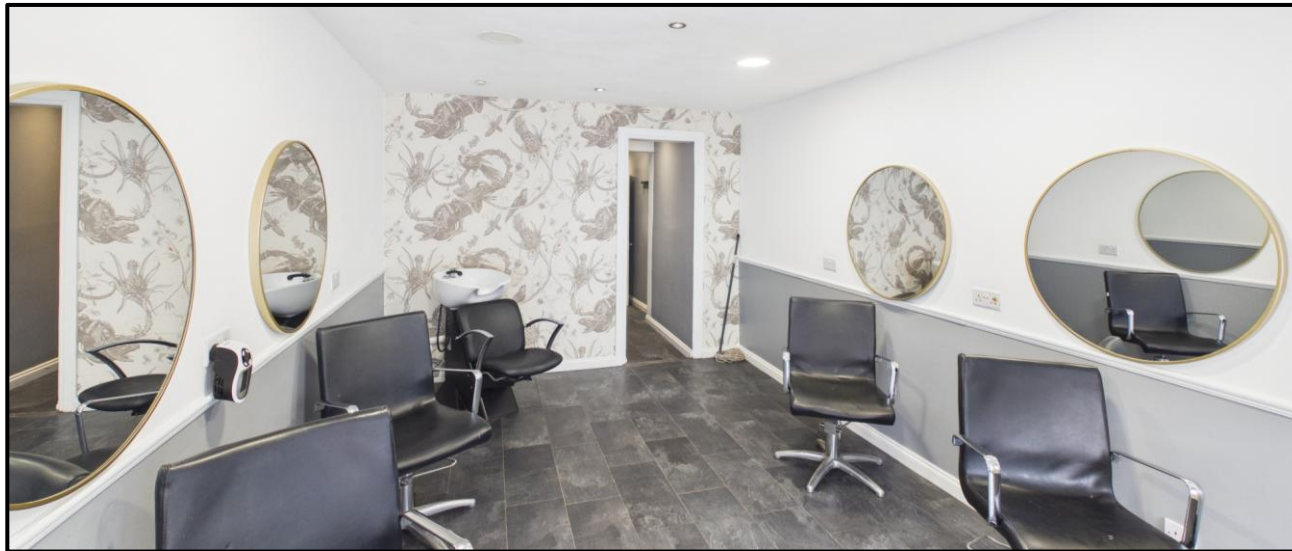


[CLICK HERE FOR LOCATION](#)



# Description

96 OLD DUMBARTON ROAD, GLASGOW, G3 8PZ



The subjects comprise of a mid terraced ground floor retail unit forming part of a larger four storey tenement with residential dwellings on the upper floors. The property benefits from direct pedestrian access via Old Dumbarton Road, protected by way of secure roller shutters.

Internally, the subjects are currently presented to a high standard, consistent with the previous tenants use as a hair salon. The front of the property offers an open plan sales area with vinyl floor coverings and plastered walls and ceiling with spotlights throughout. The property also benefits from two cellular storage/staff breakout spaces as well as W/C facilities to the rear.

The premises also benefits from on-street parking directly outside the subjects.

## ACCOMMODATION

	SQM	SQFT
<b>Ground Floor</b>	29.9	322
<b>TOTAL</b>	<b>29.9</b>	<b>322</b>

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



# Floor Plan

96 OLD DUMBARTON ROAD, GLASGOW, G3 8PZ



Floor Plans Are For  
Indicative Purposes Only



## SALE PRICE

**Our client is seeking offers in excess of £85,000 for their heritable interest in the subjects.**

## PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

## VAT

Unless otherwise stated, all figures quoted are exclusive of VAT.

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £4,400. The rate poundage for 2025/2026 is 49.8p to the pound. As such, any incoming tenant may benefit from 100% Rates Relief via The Scottish Government's Small Business Bonus Scheme.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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