

TO LET - RETAIL

305 CROW ROAD

BROOMHILL, GLASGOW, G11 7BU



KEY HIGHLIGHTS

- 270 sq ft
- Well-presented Class 1A premises
- New FRI lease available - £10,000 per annum
- Neighbouring occupiers include Koi , Kothel, The Cake Mixer, Spirito, Cresswell & Co, The Wee Kitchen Shop and McKay's Hardware
- Available for immediate occupation
- Located within the popular Broomhill area of Glasgow's West End
- Eligible for 100% rates relief

SUMMARY

Available Size	270 sq ft
Rent	£10,000 per annum
Rates Payable	£3,535.80 per annum
Rateable Value	£7,100
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Attractive ground floor Class 1A premises forming part of a larger tenement building.

Externally benefits from a single shopfront with adjacent customer entrance, protected by manual roller shutter.

Internally the property presents well and provides open-plan retail space with WC.

LOCATION

The subjects are located within the popular Broomhill area of Glasgow's West End approximately 3 miles west of Glasgow City Centre.

More specifically the subjects are situated on the west side of Crow Road between its junctions with Marlborough Avenue and Victoria Park Gardens South.

Free on-street parking is provided to the front as well as the surrounding streets.

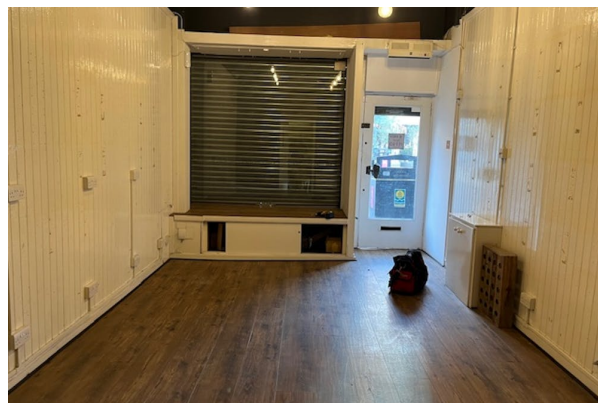
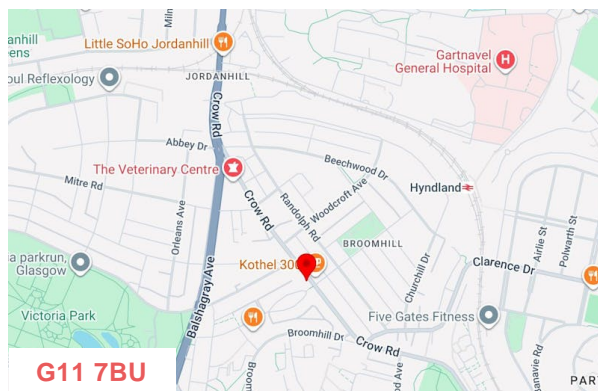
Regular bus services operate on Crow Road whilst Jordanhill Railway Station is a 10-minute walk north.

Neighbouring occupiers include Koi , Kothel, The Cake Mixer, Spirito, Cresswell & Co, The Wee Kitchen Shop and McKay's Hardware.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	270	25.08	Under Offer
Total	270	25.08	



VIEWING & FURTHER INFORMATION

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