

On the Instructions of Harbour View Investments Ltd

GLASGOW

48 Woodlands Road

PROMINENT RETAIL UNIT TO LET

LOCATION

Glasgow is Scotland's largest city and has an immediate population of approximately 600,000 and the wider retail catchment in the order of 2 million people.

The subject occupies a prominent position on Woodlands Road which is one of the main arterial routes linking the city centre to the west end of Glasgow. Occupiers in the immediate vicinity comprise a mixture of multiple and independent retailers including Sainsburys, Beanscene, Subway and Au Naturele.

VIEWING

By appointment via this office:

Kevin Sims

Tel: 0141 204 7666

Email: kevin.sims@cbre.com



DESCRIPTION

The subject comprises a prominent corner unit arranged over ground and basement floors. The property provides excellent frontage to Woodlands Road with access provided via a recessed single entrance doorway. The unit extends to the following approximate dimensions and areas:

Net Frontage	9.72 m	31ft 10in
Return Frontage	9.54 m	31ft 3in
Internal Width	10.06 m	33ft 0in
Shop Depth	9.81 m	32ft 2in

Ground Floor Sales	101.77 sq m	1,095 sq ft
Basement	45.63 sq m	491 sq ft

RENT

Offers in the region of **£22,500** per annum exclusive are invited.

LEASE TERMS

The subject is offered by way of a new long term full repairing and insuring lease, subject to five yearly upward only rent reviews.

RATING

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop and ancillary accommodation is £11,300 and the Rates Payable are £5,435. The UBR for 2009/10 is 48.1p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

PLANNING

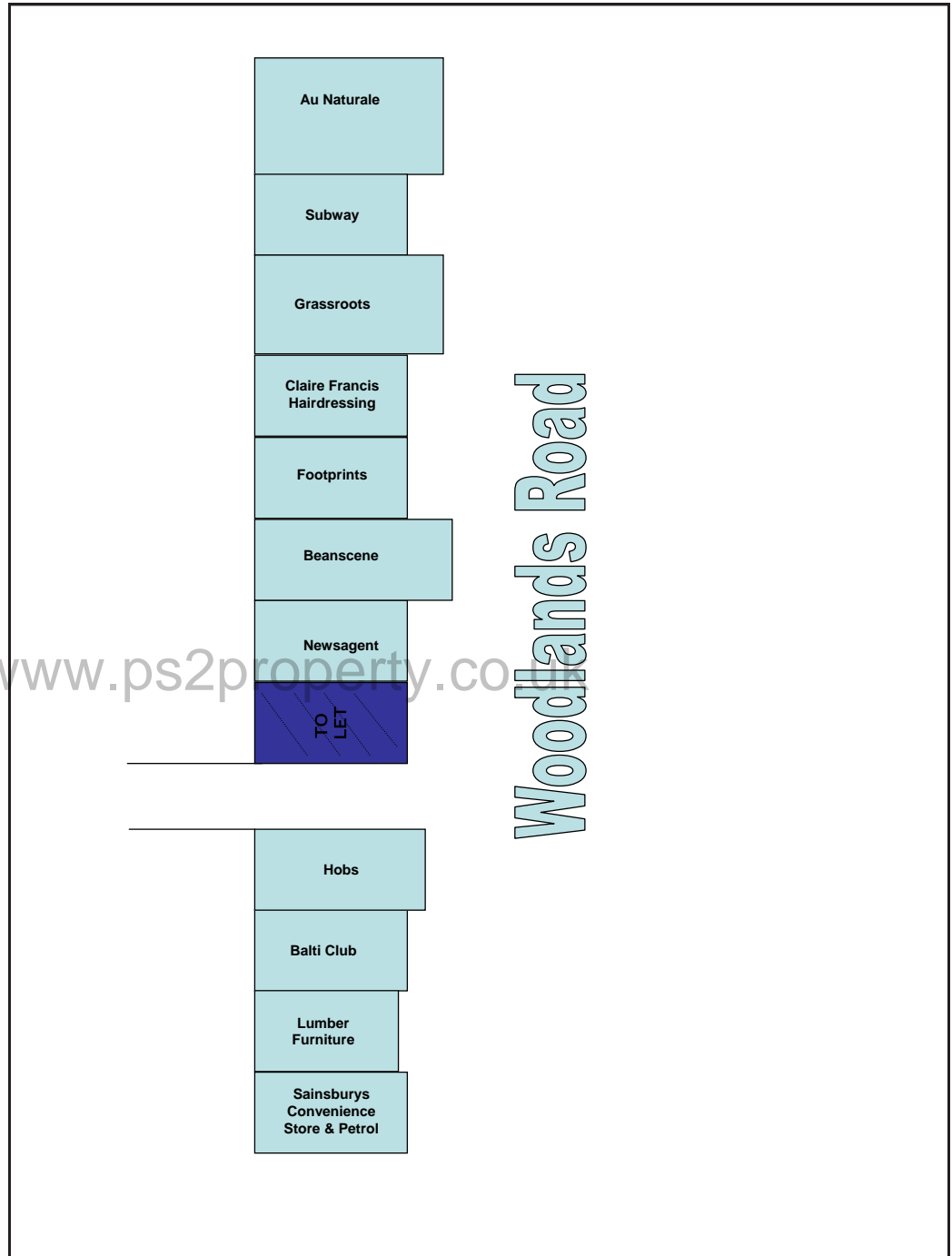
The subject currently benefits from planning consent for use of a betting office as a digital photo processing centre and cafe with microwave cooking. Interested parties are advised to speak directly to the local planning department in respect of alternative uses.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in connection with this transaction, with the ingoing tenant being responsible for stamp duty, registration dues, and VAT incurred thereon.

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Not to scale.

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