

DALKIN + CO

TO LET

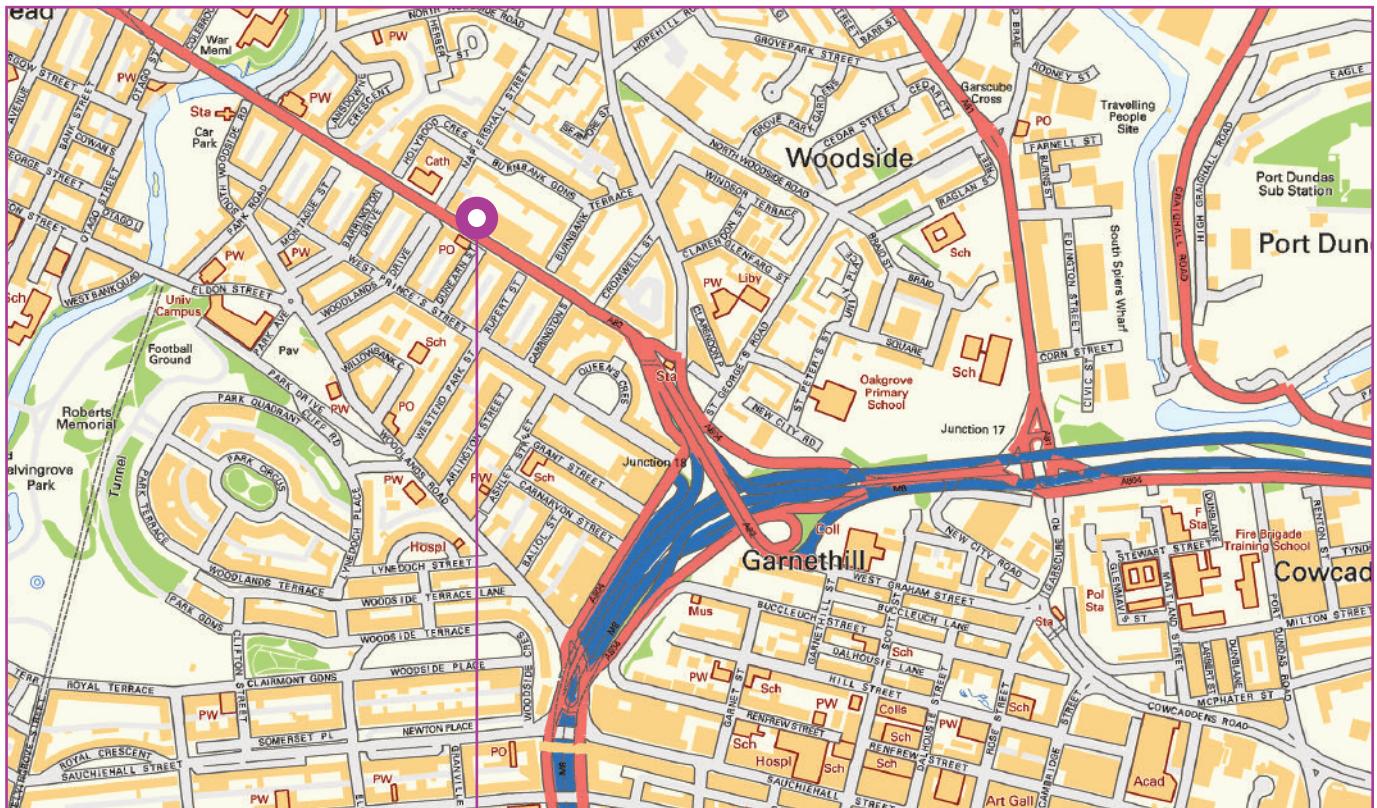
**PROMINENT LARGE WEST END SHOWROOM PREMISES  
WITH REAR SERVICING AND YARD ALLOWING  
VEHICULAR ACCESS TO BACK DOOR**



**280 GREAT WESTERN ROAD  
GLASGOW  
G4 9EJ**

Standard Buildings, 94 Hope St, Glasgow G2 6PH  
colin@dalkinandco.com

**07766 203 213**



## Location

The subjects are located in the West End about a mile from the City Centre.

The property is prominently positioned on the north side of Great Western Road near to its junction with Napiershill Street.

The surrounding area is a mix of residential and commercial uses with a number of new private and student developments underway in the area.

The property lies mid way between **KELVINBRIDGE** and **ST GEORGES X UNDERGROUND STATIONS**.

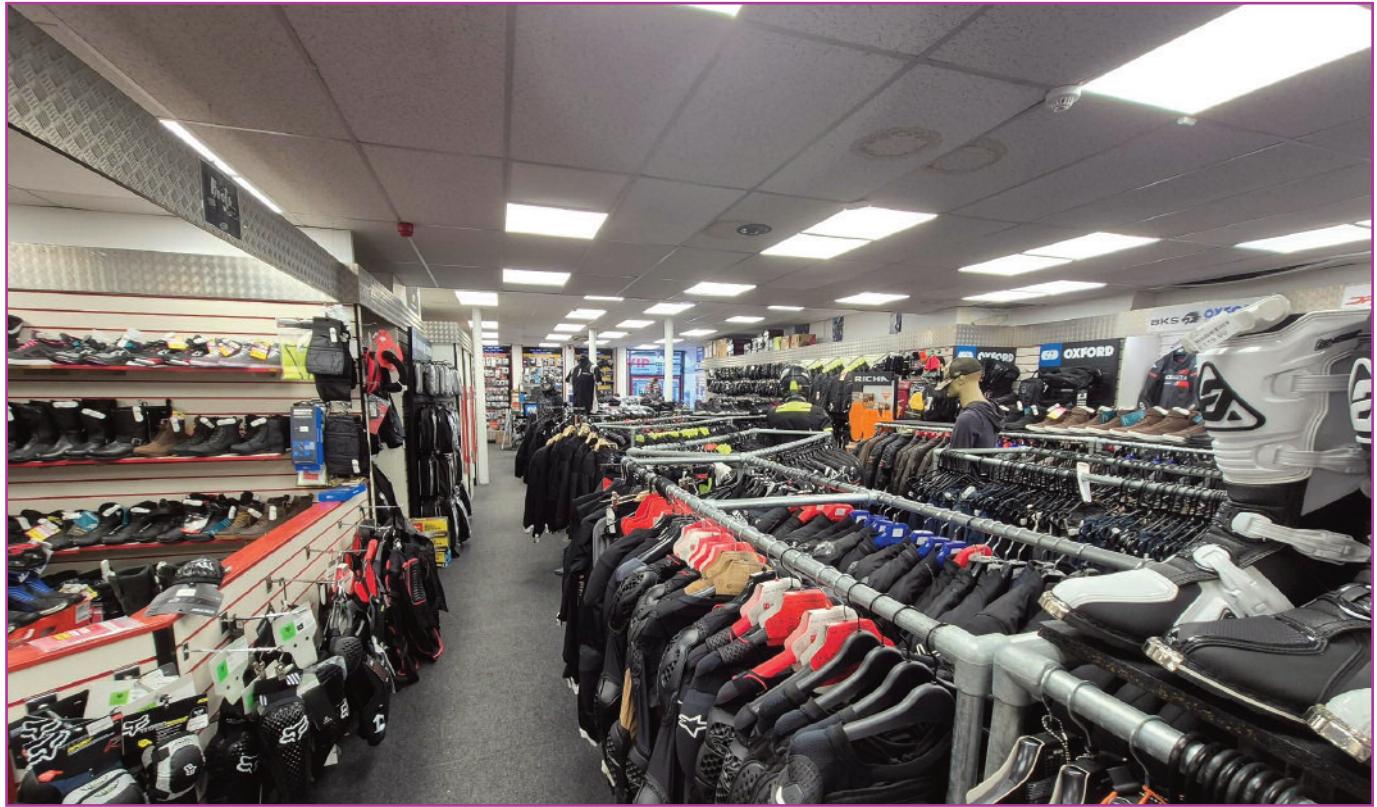
Nearby occupiers include **SAINSBURYS**; **NEROS**; **SAVERS**; **TESCO**; **MACHINE MART**; **SCREWFIX**; **MAGNET**; **SHELTER**; **BARNARDOS** along with a number kitchen showrooms, independent coffee shops bars, restaurants and take aways.

## Description

The subjects comprise a large double fronted shop contained within a 4 storey blond sandstone tenement with a large single storey extension.

The extension leads onto a large service yard which allows vehicular access directly up to the back loading area.





## Accommodation

FRONTAGE	30'0 ( 9.1 m ) approx
DEPTH	108'0 ( 32.6 m ) approx
TOTAL NET GROUND FLOOR AREA	3433 sqft ( 319 sqm ) approx

## Rent

£40,000 per annum.

## Lease

The subjects would be available on a new lease for a minimum period of 5 years - longer term lease will incorporate 5 yearly rent reviews - details on request.

## Legal Costs

Each party will pay their own legal costs.

## Rateable Value

Current RV £34,500

Proposed RV £36,250 (from April 2026 - new tenant will have the right to Appeal details on request).

## VAT

All prices , premiums and rents quoted are exclusive of VAT.

## EPC

Available on request.



## Entry

Available from April 2026.

## ANTI MONEY LAUNDERING

In accordance with anti - money laundering regulations 2 forms of identification along with a home address and information to confirm the source of funding will be required from the successful buyer or new tenant.

## Viewing & Further Information

Strictly by prior arrangement. Please contact the sole agent to arrange viewing the property.



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