

# TO LET

DALKIN + CO

PROMINENT CORNER UNIT IN POPULAR "PARK" / WEST END LOCATION

**CURRENTLY A SOLICITORS OFFICE BUT SUITABLE FOR A VARIETY OF USES INCLUDING RETAIL / SURGERY / SALON / OFFICE / LEISURE / COFFEE SHOP**



**34 WOODLANDS ROAD  
GLASGOW G3 6UR**

- **LARGE CORNER UNIT WITH REAR SINGLE STOREY EXTENSION**
- **DOUBLE BASEMENT AREA WITH FULL HEAD HEIGHT**
- **POPULAR WEST END PITCH**
- **BUSY ROAD LINKING CITY CENTRE TO WEST END**
- **SUITABLE FOR A VARIETY OF USES**

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

**07766 203 213**



## Location

The subjects are located mid way between Charing X and Kelvinbridge to the north west of Glasgow and within walking distance of the City Centre.

The unit is prominently located on the north side of Woodlands Road at its junction with Baliol Lane and opposite its junction with Woodside Terrace Lane lying just off the Park Area.

The area is popular with young professionals and students taking advantage of its close proximity to the City Centre but also Glasgow University and the West End.

The surrounding area is a mix of residential with high end townhouses nearby along with a large number of students flats.

Kelvinbridge and St Georges Cross Underground stations are both within easy walking distance.

The property is a prominent corner shop on a busy road which links the City Centre to the West End.

Nearby occupiers include **SAINSBURYS** ; **CASHEL COFFEE HOUSE** ; **PEPES** ; **ICAFE** ; **EUSEBIS** and numerous bars, restaurants and local traders.





## Accommodation

Frontage	27'0
Return Frontage (to lane)	15'0
Ground Floor	1,550 sqft (144 sqm) approx
Basement	1,024 sqft (95.1 sqm) approx
<b>TOTAL</b>	<b>2,574 sqft (239.1 sqm) approx</b>

A disabled toilet is available at ground floor level along with another toilet and also kitchen and additional storage space.

## Rent / Lease

Offers over £24,000 per annum are invited.

## Lease

The subjects will be available on a new lease basis for a minimum period of 5 years.

A longer term lease is available but will include 5 yearly rent reviews - details on request.

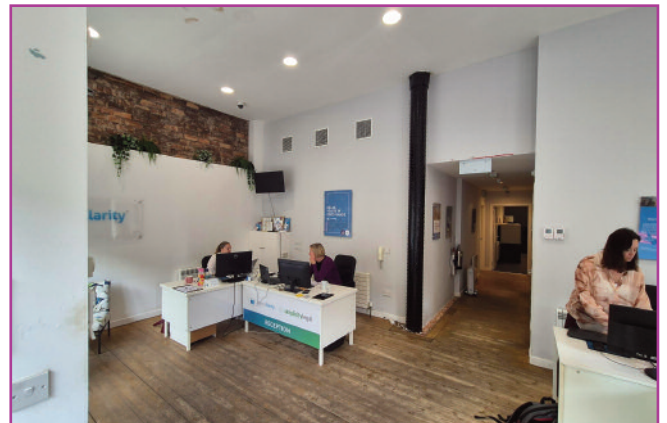
## Rateable Value

We understand that the subjects have a current rateable value of £21,750.

## VAT

The property is VAT registered.

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



## EPC

An EPC will be provided.

## Legal Costs

Each party will pay their own legal costs.

## Entry

Available from late 2026 - further information on request as timings can be brought forward or can be left till mid 2027 if required..



## 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

As the property is still trading as a solicitors office viewings will only be available by prior appointment.

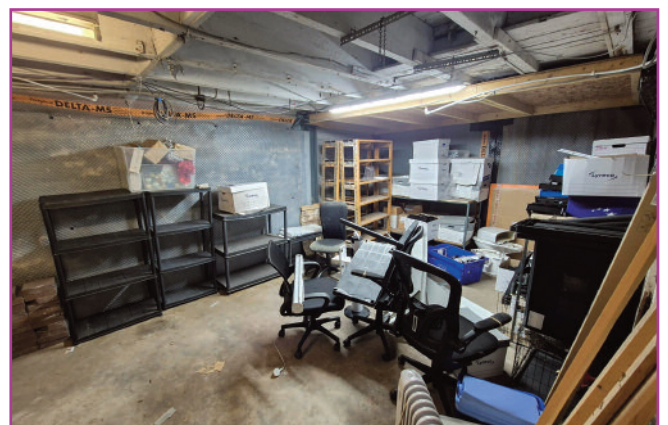
Colin Dalkin

**Dalkin + Co**

M: 07766 203213

E: colin@dalkinandco.com

www.dalkinandco.com



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