



GROUND FLOOR  
RETAIL UNIT



0141 404 5474



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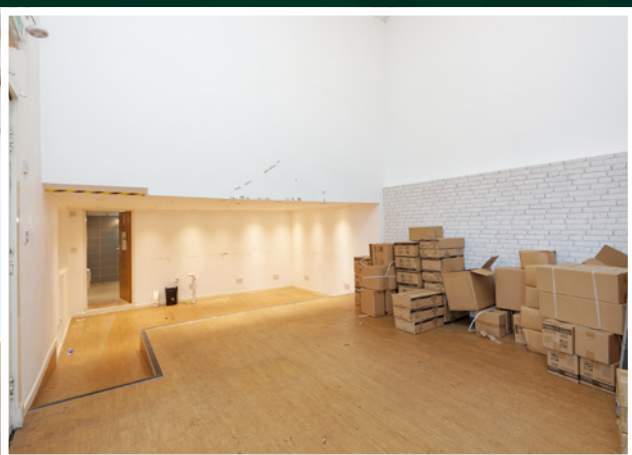


[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





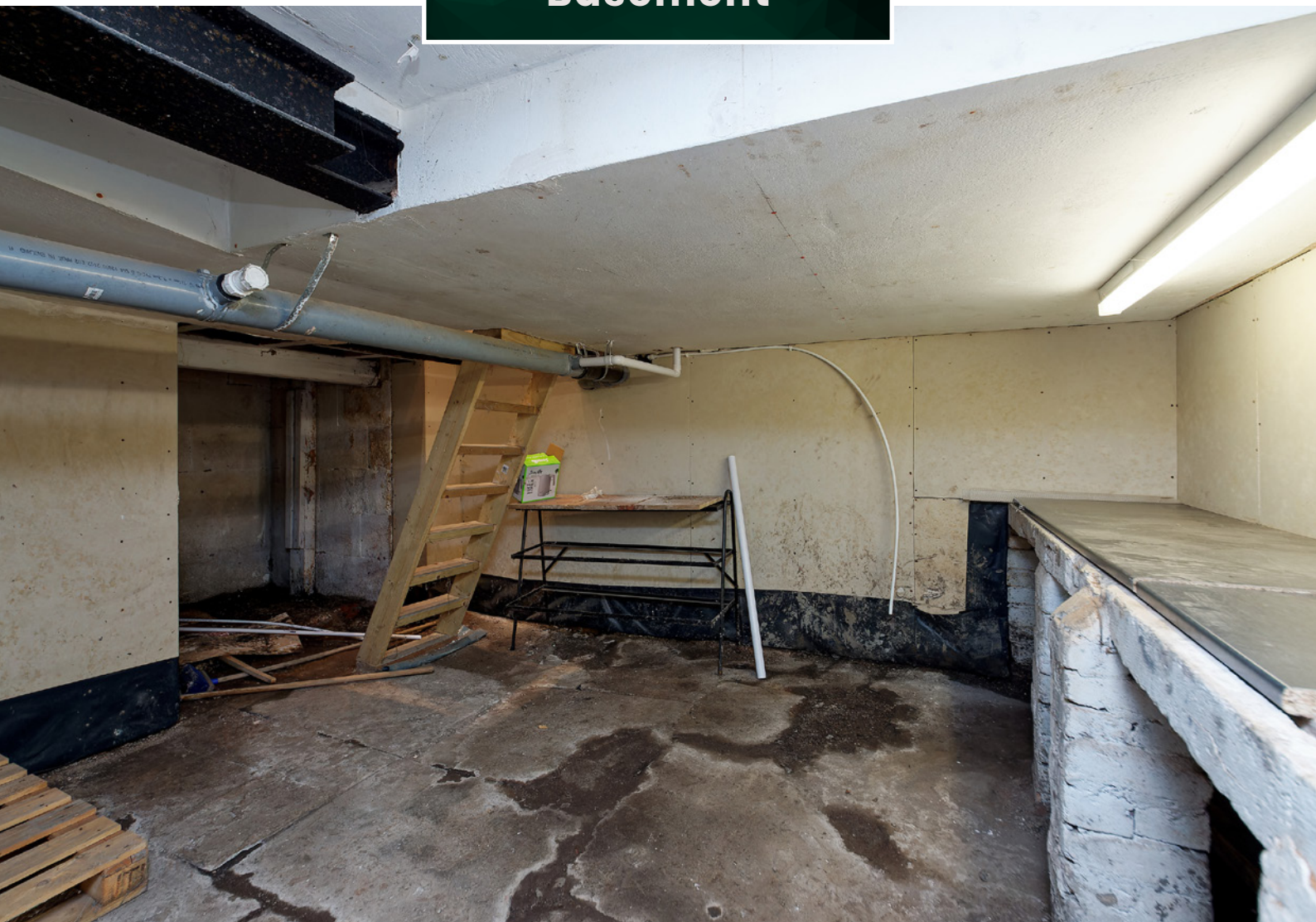
McEwan Fraser Legal is delighted to present to the market this ground-floor retail unit located within a high-footfall area of the popular Glasgow suburb of Dennistoun. Previously utilised as an interior designers office, newsagent and most recently a hot food takeaway and convenience store, the premises have demonstrated their adaptability and potential. With the possibility of planning permission for residential conversion, the unit provides significant flexibility for future use.

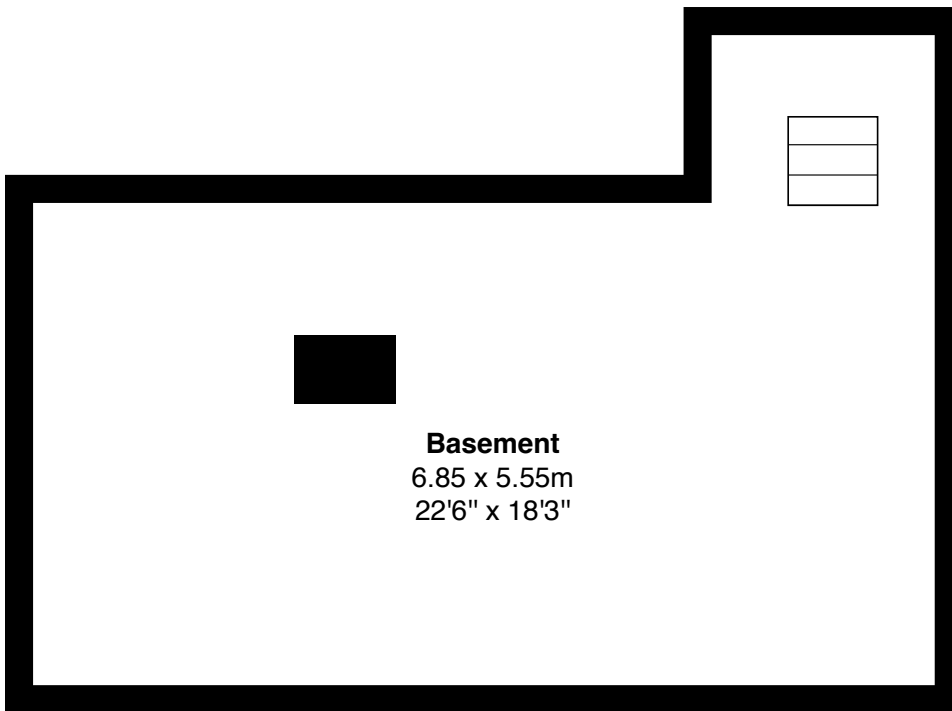
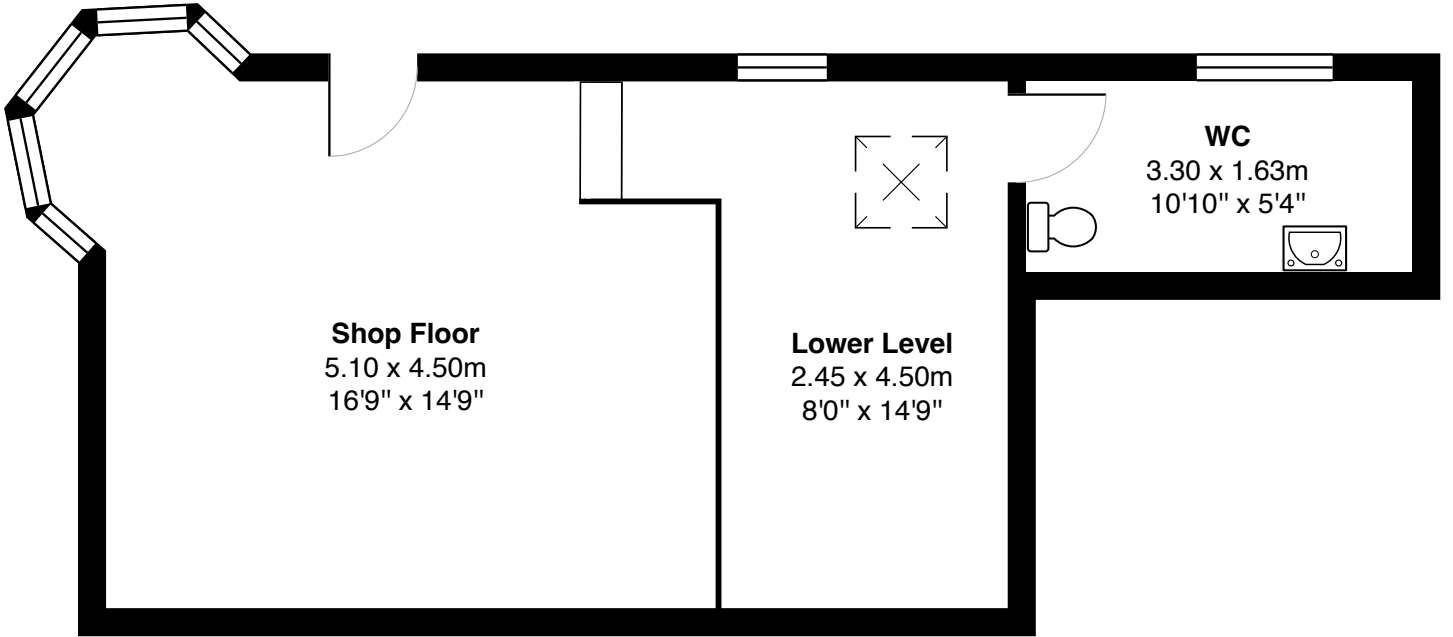


The property is accessed directly off of Onslow Drive into the main retail area which benefits from many of the original features including ceiling cornicing, ceiling rose and a corner bay window. Within this area you will find a wooden staircase giving access to a full, length and full height basement area which has previously been used for storage and to the rear of the property is the WC. The property benefits from roller shutters and on-street parking.



**Basement**

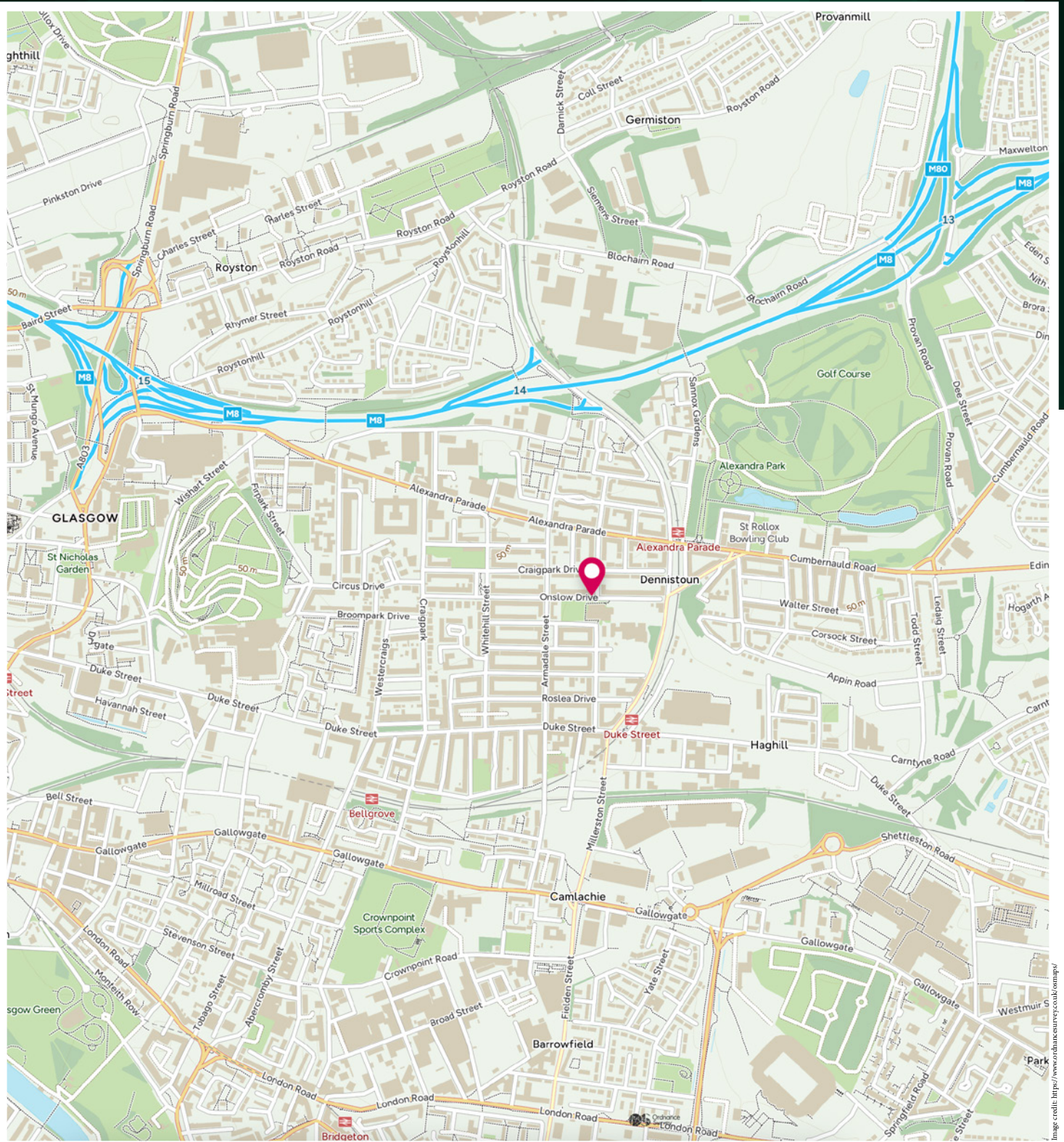






The property is located in Glasgow's current property 'hot-spot' within Dennistoun, which is situated under one mile east of George Square, in the heart of Glasgow city centre, boasting a wide range of local shops, schools, bars and food outlets. The area also has the large, Alexandra Park, plus a well utilised local library. With terrific road and rail links to the city centre, Dennistoun continues to be popular with young professional couples and students. The city of Glasgow has a population of around 600,000 people and welcomes over two million tourists every year. Glasgow offers a wealth of cultural and leisure attractions and can act as the perfect base for visitors to explore the magnificent scenery which surrounds the city. The city benefits from an excellent communications network, with transport links by road and rail to all major UK centres. Glasgow International Airport is located seven miles west from the city centre.

## The Location



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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