TO LET

114 Byres Road, Glasgow, G12 8TB

with Class 2 planning consent



Location

Glasgow is Scotland's largest city with an estimated catchment population of over 1,500,000 people.

Byres Road is one of the city's main shopping destinations, situated in the West End, which has a large, affluent residential population. It is approximately 2 miles west of the city centre. The property is located in the block between University Avenue and Dumbarton Road.

Nearby retailers include Slater Hogg and Howison, Peckhams, A&S Ireland, Bar Soba and Tinderbox.

Description

The premises are a ground floor retail unit in a traditional four storey tenement building with residential above.

Accommodation

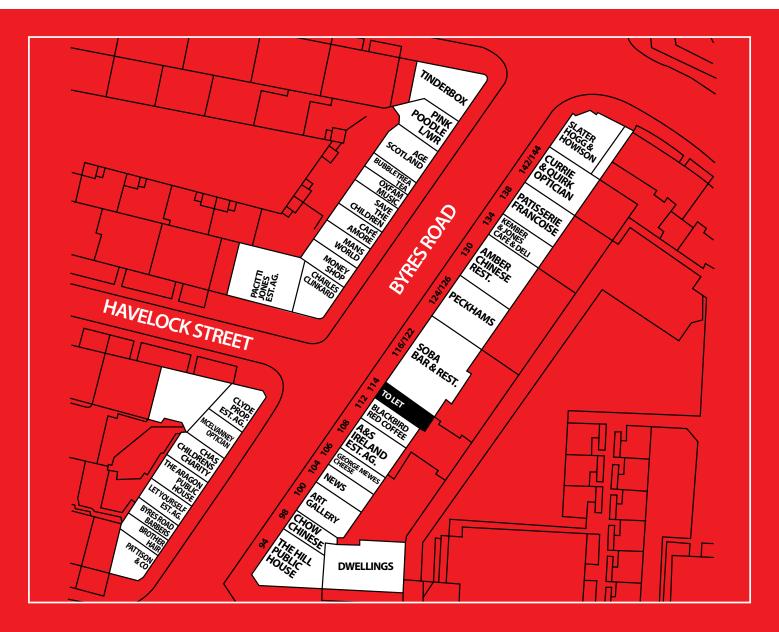
The shop extends to the following approximate net internal areas:

Internal Width 4.34 m (13 ft 10 ins)
Shop Depth 11.94 m (39 ft 2 ins)
Ground Floor 53.51 sq m (576 sq ft)



TO LET

RETAIL UNIT



Lease Terms

The premises are available on the basis of a new long term full repairing and insuring lease.

Rent

£23,000 per annum, exclusive of VAT.

Rates

Rateable Value £26,250 pa

Rates payable 2015/2016: £12,705pa

(exclusive of water charges)

Interested parties should confirm the rates position with Glasgow City Council.

Legal Costs

Each party shall be responsible for their own legal cost in any transaction. The ingoing tenant shall be responsible for Stamp Duty Land Tax and VAT incurred.

Viewing & Further Information

Strictly via the letting agent:



Stephen Gunn Gunn Property Consultants stephen@gunnproperty.co.uk 0141 221 3500