

# 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)

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## 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

#### IMPORTANT NOTICE

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. May 2016.