

TO LET

GROUND FLOOR RETAIL UNIT

Gunn

PROPERTY CONSULTANTS

112 BYRES ROAD,
GLASGOW G12 8TB



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, Aberdeen Considine, 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:

Frontage	15' (4.6m)
Depth	40' (12.3m)
Ground Floor	467 sq ft (43.38 sq m)

0141 221 3500

gunnproperty.co.uk



LEASE TERMS

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

RENT

£20,000 per annum, exclusive of VAT.

RATES

Rateable Value £21,500 pa

Rates payable £10,707 pa
(exclusive of water charges)

The rateable value can be appealed early 2023. Interested parties should confirm the rates position with Glasgow City Council.

LEGALS COSTS

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

Viewing

Via the sole letting agent:



Stephen Gunn
0141 221 3500
07747 733 301
stephen@gunnproperty.co.uk