

# TO LET

## RETAIL UNIT LOCATED 50M FROM GLASGOW UNIVERSITY CAMPUS

**Gunn**  
PROPERTY CONSULTANTS

**124/126 BYRES ROAD, GLASGOW G12 8TB**  
(Former Peckhams Deli, with off-sales liquor licence in place)



### 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, Kember & Jones, Aberdeen Considine, Topolabamba 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 approx NIA of 1,303 sq ft (121.05 sq m).

### RENT

£56,000 per annum, exclusive of VAT.

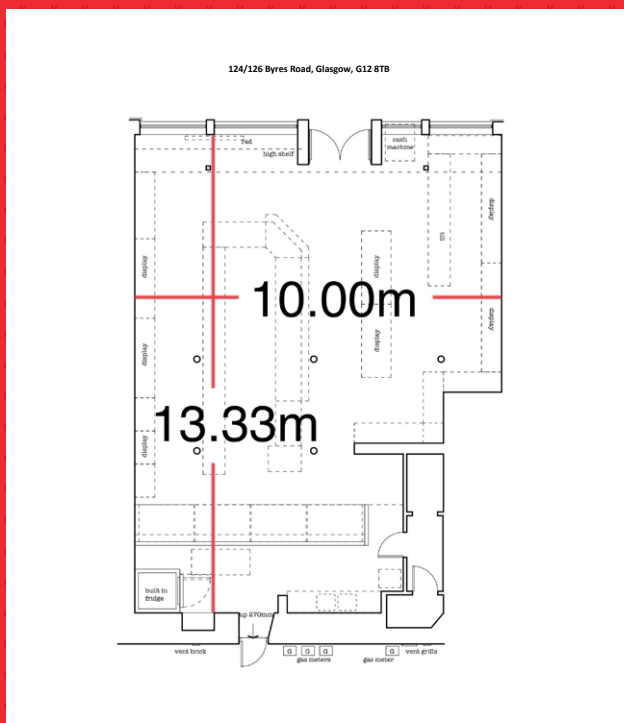
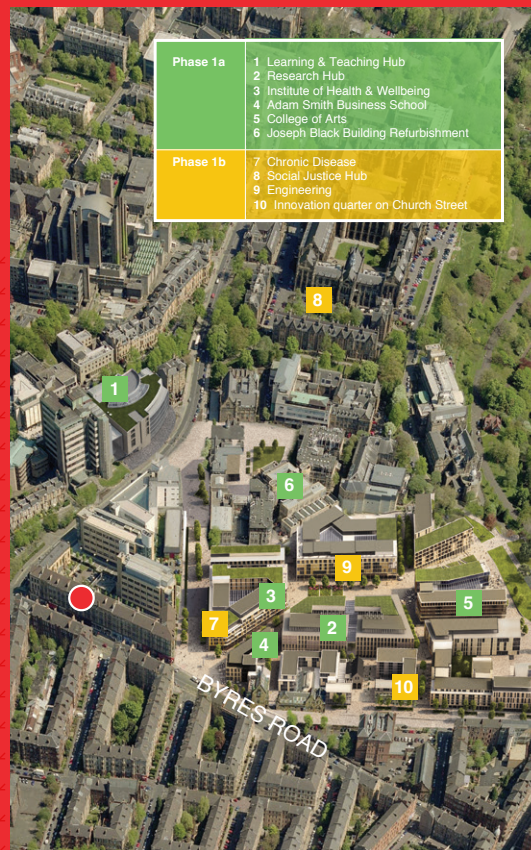
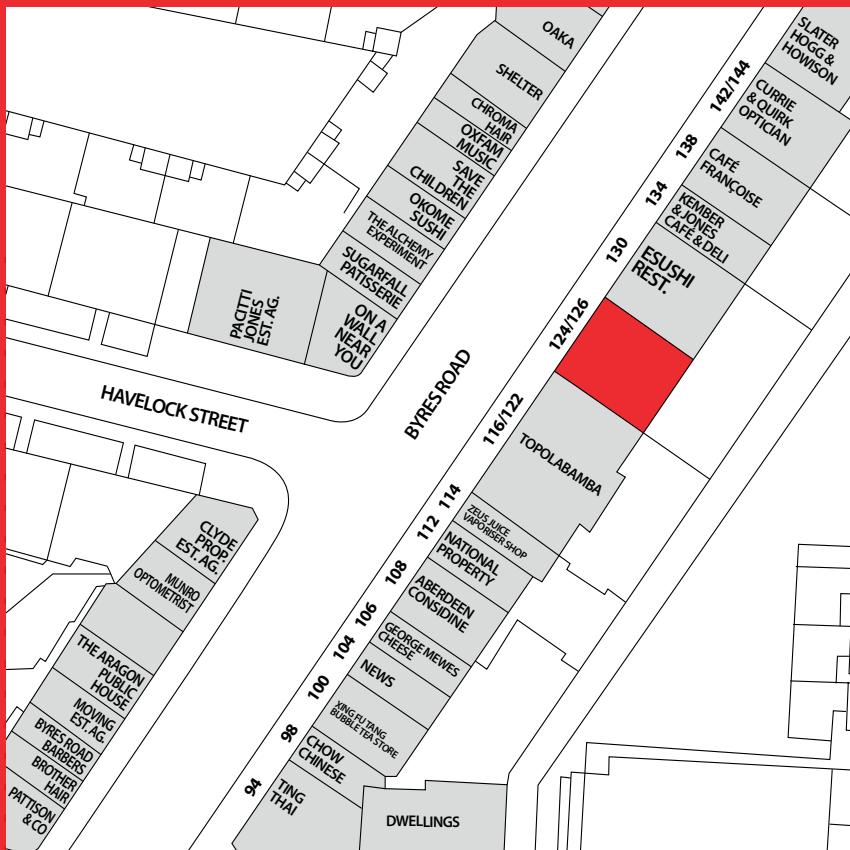
### LEASE TERMS

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

**0141 221 3500**

**[gunnproperty.co.uk](http://gunnproperty.co.uk)**

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The logo for Gunn Property Consultants features the word "Gunn" in a large, bold, white sans-serif font. Below it, the words "PROPERTY CONSULTANTS" are written in a smaller, white, all-caps sans-serif font. The entire logo is set against a solid black background.

## RATES

Rateable Value of £53,000 with rates payable of £26,400 (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 incoming tenant shall be responsible for Land and Buildings Transaction Tax and VAT incurred.

## VIEWING

**Via the joint letting agents:**



**Stephen Gunn**  
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**Kevin Sims**  
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