

LEASE FOR SALE

PRIME RETAIL UNIT

114 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, Kember & Jones, George Mews Cheese, Ting Thai Caravan and Tinderbox.

DESCRIPTION

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

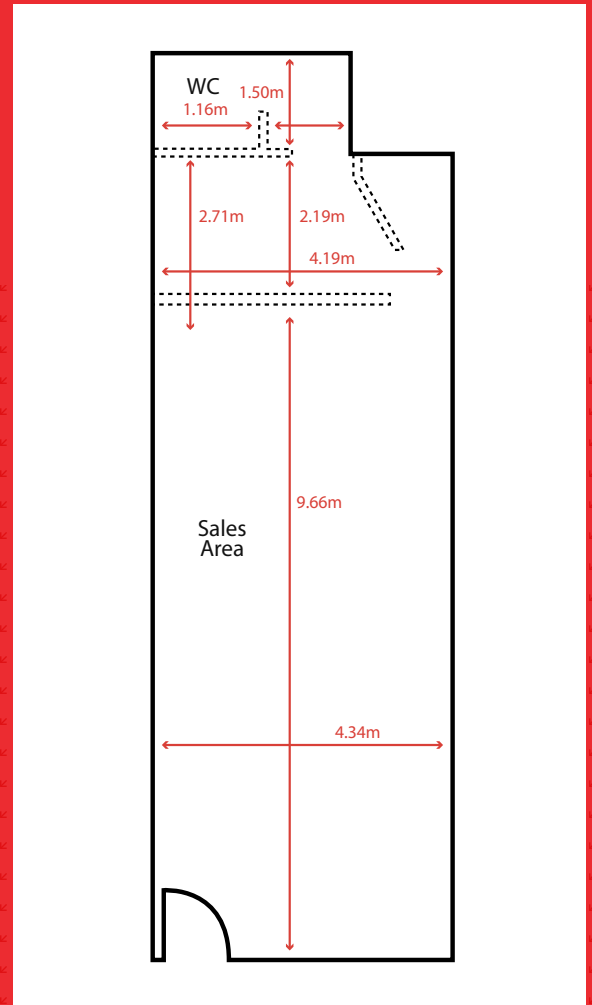
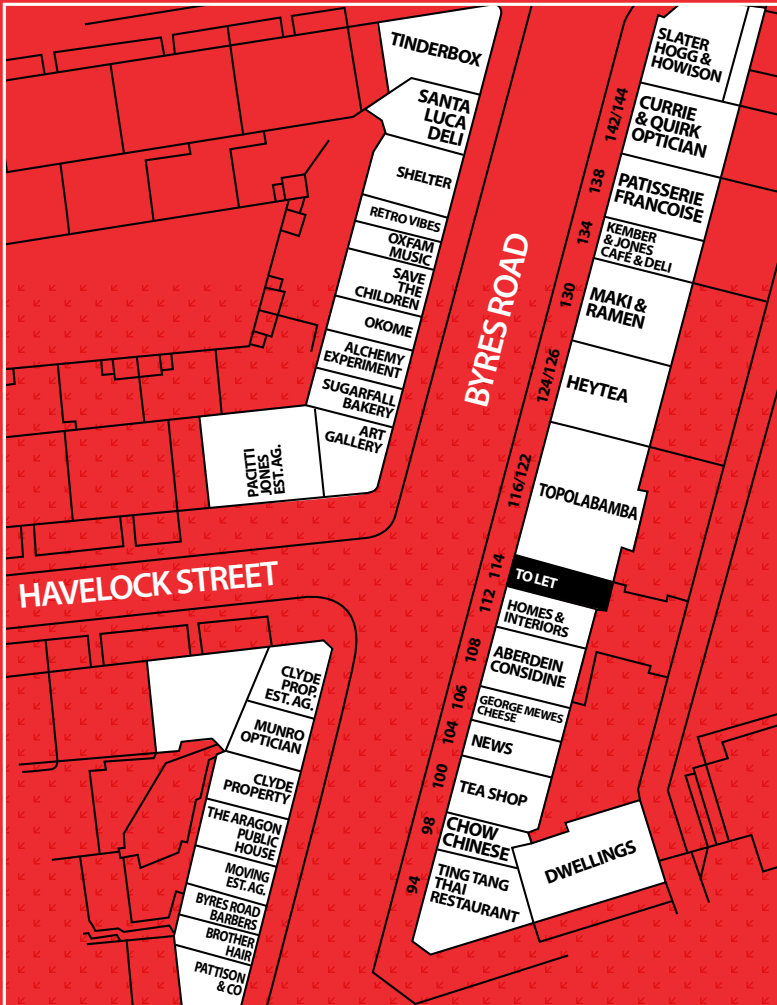
ACCOMMODATION

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)

0141 221 3500

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LEASE TERMS

The existing lease runs until August 2027 at £23,000pa, so a sub-lease is available. Alternatively, subject to there being a suitable financial covenant, it may be possible to negotiate a new long term full repairing and insuring lease.

RATES RATEABLE

Value £27,250 pa. The rates poundage is 48.1p (exclusive of water charges).

LEGAL COSTS

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

EPC

Available on request.

ANTI MONEY LAUNDERING

Anti Money Laundering and Proceeds of Crime regulations require agents acting for both parties to all transactions to undertake due diligence on both the purchaser(s) and vendor(s) / landlord(s) and tenant(s). We must identify and verify all relevant parties, who are required to disclose all relevant information prior to the conclusion of the transaction.

VIEWING & FURTHER INFORMATION

Strictly via the letting agent:



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