



PROPERTY CONSULTANTS

EXCELLENT SHOP UNIT TO LET 157 BYRES ROAD, GLASGOW, G12 8TS



LOCATION

The property occupies a fantastic location on the popular Byres Road, at the heart of Glasgow's West End. Byres Road is an extremely busy road and the surrounding area benefits from high density and good quality housing stock. The property also benefits from its proximity to Glasgow University and Hillhead Underground Station.

Whilst Byres Road has a very strong retail component, it also benefits from a wide range of other uses including many bars, restaurants and coffee shops, covering both multiple and niche occupiers, and which combine to create a vibrant environment with strong dwell time throughout the day and into the evening.

The shop is situated on the west side of the street in the block between Highburgh Road and Havelock Street and other occupiers in the immediate vicinity include **Tinderbox Coffee Shop, Charles Clinkard, Save The Children, Clyde Property, Oxfam Music, Bar Soba, Kember & Jones, The Money Shop** and **Peckhams**.

DESCRIPTION

The property comprises a shop unit with an excellent frontage and arranged over ground and basement floors. The ground floor is in first class condition and provides a good sales floor. In the basement there is additional sales accommodation along with kitchen and toilet facilities and a fire escape leading to the rear courtyard.

We estimate the shop provides the following approximate dimensions and areas:

Gross Frontage	17'10"	5.4m.
Internal Width	15'10"	4.8m.
Ground Floor	587 sq.ft.	54.5 sq.m.
Basement Floor	464 sq.ft.	43.1 sq.m.

RATING

We understand from the local Assessors Department that the subjects are currently entered in the Valuation Roll as follows:

Rateable Value £28,500

Uniform Business Rate (2018/2019) £0.48

TERMS

The property is available on the basis of a new full repairing and insuring lease and rental offers in excess of £30,000 per annum are invited. Please note that there is no VAT payable on the rent.

PLANNING

The last use of the property was as a retail shop therefore we understand it benefits from Class 1 (Retail) consent, however may be equally suitable for a variety of alternative uses.

Interested parties are advised to make their own enquiries directly with the local Planning Department with regard to both existing and alternative uses.

EPC

Available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

The ingoing tenant will be responsible for Stamp Duty Land Tax and any VAT incurred thereon.

ENTRY

Immediate entry is available.

VIEWING & FURTHER INFORMATION

Viewing by appointment through:

Stephen Innes, Lambert Innes Property Consultants

Tel: 01 41 248 5878, or

Email: stephen@lambertinnes.co.uk



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