

FOR SALE / TO LET

215 Byres Road
Glasgow
G12 8UD

RETAIL PREMISES 100% PRIME



LOCATION

With a population of approximately 600,000 and a wider catchment of c. 2 million Glasgow is Scotland's largest city.

The property lies within one of the most popular, vibrant and affluent residential areas of Glasgow. Situated at the junction of Dowanside Road and Byres Road the property occupies a 100% prime pitch and is in close proximity to Hillhead underground station.

Byres Road is the principle retailing street for the west end of Glasgow benefiting from high levels of footfall with nearby occupiers including Oliver Bonas, STA Travel, TSB, Pizza Express amongst many other national and independent retail and leisure operators.

DESCRIPTION

The premises comprise a prominent corner glazed retail unit arranged over the ground and basement floors of a substantial stone built terraced building.

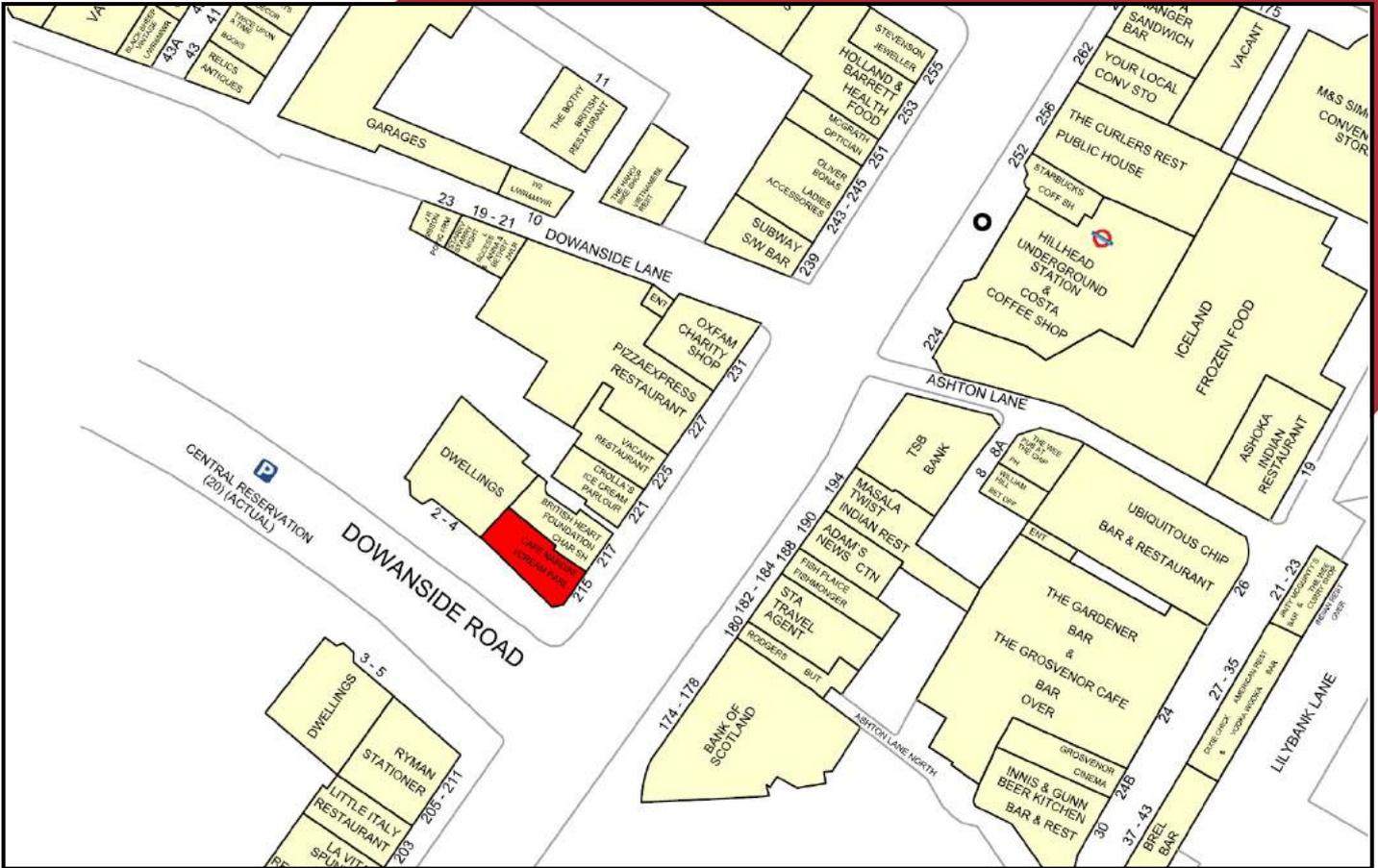
AREAS

Approximate net internal floor areas as follows:

Ground:	831sq ft	77.20 sq m
Basement:	832 sq ft	77.29 sq m
Total:	1,663sq ft	154.49 sq m

LEASE TERMS

The subjects are available on a new full repairing and insuring lease for a term to be agreed, subject to five-yearly upward only rent reviews.



RENT

Rental offers in the region of £60,000 per annum exclusive are sought.

PRICE

Offers in the region of £600,000 exc VAT.

RATEABLE VALUE

We are verbally informed by the Local Rating Authority that the rating assessment for 2018/2019 is as follows:

Rateable Value:	£50,000
Rates Payable:	£25,806

ENERGY PERFORMANCE CERTIFICATE

Available upon application.

LEGAL EXPENSES

Each party will bear their own legal expenses incurred in connection with this transaction.

VAT

All prices are quoted exclusive of VAT.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole letting agent:

Donald M Syme
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