

TO LET

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David Allison & Company
Chartered Surveyors



ATTRACTIVE RETAIL UNIT

103 BYRES ROAD, GLASGOW, G11 5HW

- Total Net Internal Area: **561 sq ft (52.11 sq m)**
- Excellent location in busy West End
- Opposite multi-million-pound Glasgow University Campus development
- Adequate on-street car parking
- Refurbished building
- Rental offers in excess of £17,500 per annum

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LOCATION

The subjects occupy an attractive location on the west side of Byres Road close to its junction with Lawrence Street, within the heart of the West End.

The immediate vicinity is extremely popular with Class 2 (Office) users and adjacent occupiers include Countrywide, Clyde Property, Rettie & Co amongst others.

The subjects are also directly opposite the now well-advanced multi-million-pound Glasgow University Campus development.

The street plan opposite shows the approximate location of the subjects, for information purposes only.

DESCRIPTION & ACCOMMODATION

The subjects comprise part of the ground floor of a four-storey building of traditional sandstone construction, all under a pitched roof. The shop has the benefit of an aluminium framed glazed window display frontage with fascia signboard.

Internally the unit has been sub-divided to provide a main sales area to the front with office/staff accommodation, kitchen and toilet area to the rear. The unit has also been fitted with timber floor coverings.

Heating is provided by means of wall mounted electric radiators and an intruder alarm has also been installed.

FLOOR AREA

We calculate the Net Internal Floor Area in accordance with the RICS Code of Measuring Practice 6th Edition) to be approximately 52.11 sq m (561 sq ft).

RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll with a Rateable Value of £22,000.

RENTAL/LEASE TERMS

We are instructed to seek offers to lease in excess of £17,500 per annum for a new full repairing and insuring lease of flexible duration.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for payment of their own legal costs to be incurred in any transaction.

EPC

Available on request.

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed and requested at the relevant time.

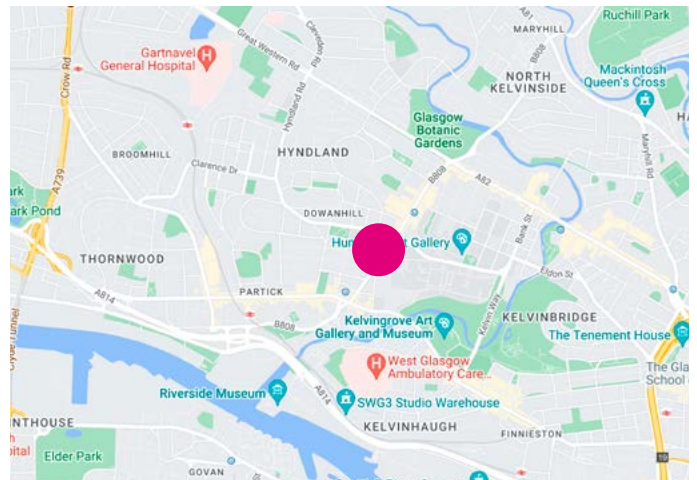
Regulated by RICS



PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

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View of Byres Road



New Campus development opposite

VIEWING/FURTHER INFORMATION

Strictly through the agents:

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