

### Location

The premises are located in the trendy "West End" of Glasgow, to the north of the famous Byres Road, opposite the Botanic Gardens, in an area of high density residential apartments. The premises are located next to Tesco Express, and Zen Chinese Restaurant. A number of bars and restaurants can be found on nearby. The area is well served by public transport. Hillhead underground station is a short walk away whilst there are numerous bus services on Great Western Road and Maryhill Road.

### Description

The shop is a ground floor shop, within a new (2011) building with flats above. Internally the property has 4 separate compartments and up until recently was being used for beauty therapy and benefits from treatment rooms as well as newly refurbished accessible toilets, kitchen area and reception. The property is freshly decorated has a new floor and presents extremely well and would suit a hairdresser with ancillary eyebrows/eyelash business or indeed an osteopath or similar styled clinician.

### Floor Area

Sales Area Zone A - 420.45 SQFT (39.06 SQM)

Stock Zone B - 337 SQFT (31.32 SQM)

TOTAL - 757 SQFT



### Terms

The premises are offered on a 10 year FRI lease at an initial rental of £14,000.00 per annum VAT

### Rating

The subjects are entered in the current valuation roll at RV £13,100.00

### EPC

Available upon request.

### Legal

Each party would be responsible for their own legal costs.

### Entry

Immediately available

### Access for Viewings

Contact Greg Dykes for access.



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**RETAIL**

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