



# FOR SALE

## RETAIL UNIT

13 Byres Road, Glasgow, G11 5RD

Prime positioned retail unit on Byres Road in the heart of Glasgow's West End.

100% Rates Relief through the Small Business Bonus Scheme.

Net Internal Area of 54.54 sq.m. (587sq.ft) approx.

Offers in the region of £225,000 are invited.

## LOCATION

The subjects are situated on the west side of Byres Road in the Partick area of Glasgow's West End, approximately 2 miles west of the city centre.

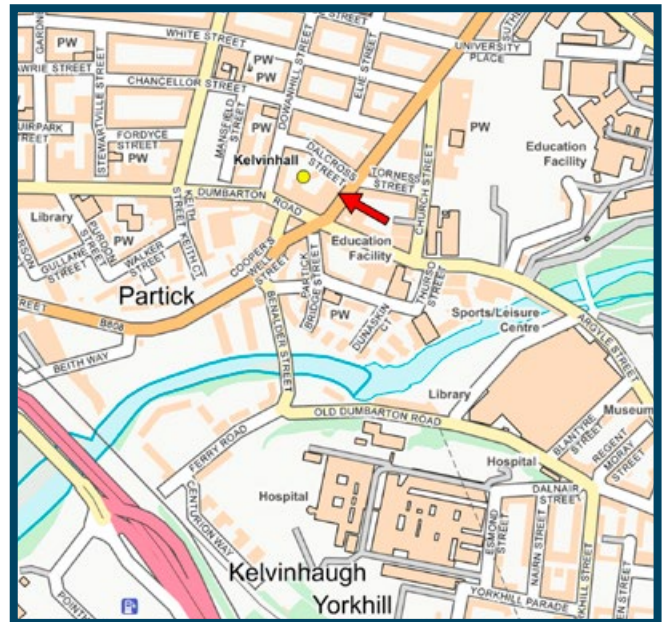
Byres Road is the principal retail thoroughfare within Glasgow's West End, running North to South between Great Western Road and Dumbarton Road.

Byres Road has long been the principal commercial area of Glasgow's West End, having an established mixed-use character, including retail, leisure and office uses. Predominantly commercial units on ground floors and residential at upper floors level.

Nearby occupiers include The Record Factory, William Hill, Sainsbury's Local, University Café and Subway.

The subjects benefit from being in close proximity to Kelvinhall Station on Glasgow's underground railway network, whilst various bus services operate along Byres Road.

The approximate location of the subjects is as shown on the attached plan.



## DESCRIPTION

The property comprises the ground floor of a 3-storey tenement building of sandstone construction.

Access is through two single doors at the front with large display window located to both sides protected by roller shutters.

Internally, the shop front is open plan, with office and kitchen facilities located to the rear. There is also a mezzanine with storage facility to the rear.



## ACCOMODATION

According to our calculations, the subjects have a total Net Internal Area of 54.54 sq.m (587 sq.ft.) approximately.

## RATES

Rateable Value - £13,700.

The subjects benefit from 100% rates relief under the Small Business Bonus Scheme, subject to applicant status.

## SALE TERMS

Offers in the region of £225,000 are invited.

## VAT

All prices quoted are exclusive of VAT, where applicable.

## EPC

A copy of the Energy Performance Certificate is available upon request.

## ENTRY

Entry is available upon completion of legal formalities.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.



## VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

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## DATE OF PUBLICATION

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## REFERENCE

WSA2270

## IMPORTANT NOTE

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