

PRIME RETAIL UNIT

- > NIA:- **121.29 SQM (1306 SQ FT)**
- > PROMINENT WELL-ESTABLISHED POSITION ON HYNDLAND ROAD
- > EXCELLENT FRONTAGE ONTO HYNDLAND ROAD AND CROWN ROAD NORTH
- > HIGH LEVELS OF PASSING TRAFFIC
- > LARGE GLAZED DISPLAY FRONTAGE
- > RENTAL: **OIEO £33,000 PER ANNUM**

165 A & B HYNDLAND ROAD, GLASGOW, G12 9HT

CONTACT:

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TO LET

LOCATION

The subjects are located on the corner of Hyndland Road and Crown Road North, in one of the most prominent retailing thoroughfares within the West End.

Hyndland is a highly popular and affluent area, located within the heart of Glasgow's West end, positioned around 2 miles from Glasgow's City Centre.

The area around Hyndland benefits from excellent public transport links, with Hyndland and Partick train stations within close proximity, as well as Kelvinhall and Hillhead subway stations also positioned nearby.

The surrounding occupiers are a mix of national and local covenant strength, some examples include Shop Local, Epicures, and Jelly Hill Café Bar.

DESCRIPTION

The subjects comprises a ground floor and basement retail unit, contained within a four-storey traditional tenement building.

The subjects are accessed via a large glazed pedestrian entrance from Hyndland Road and benefit from an attractive double frontage onto Crown Road North.

Internally, the ground floor comprises of a predominantly open plan sales area with mezzanine level to the rear. Access to the basement is also situated towards the rear.

RENTAL

Offers over £33,000 per annum.

RATING

The subjects are currently entered in the current valuation roll at £31,000. Please refer to the Scottish Assessors portal for further information www.saa.gov.uk.

The rate poundage for 2023/2024 is 49.8p to the pound.

EPC

A copy of the Energy Performance Certificate can be provided to interested parties.

VAT

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

LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

PLANNING

We understand that the premises currently benefit from the necessary planning consents. The premises would be suitable for alternative uses, subject to obtaining the appropriate planning consent.

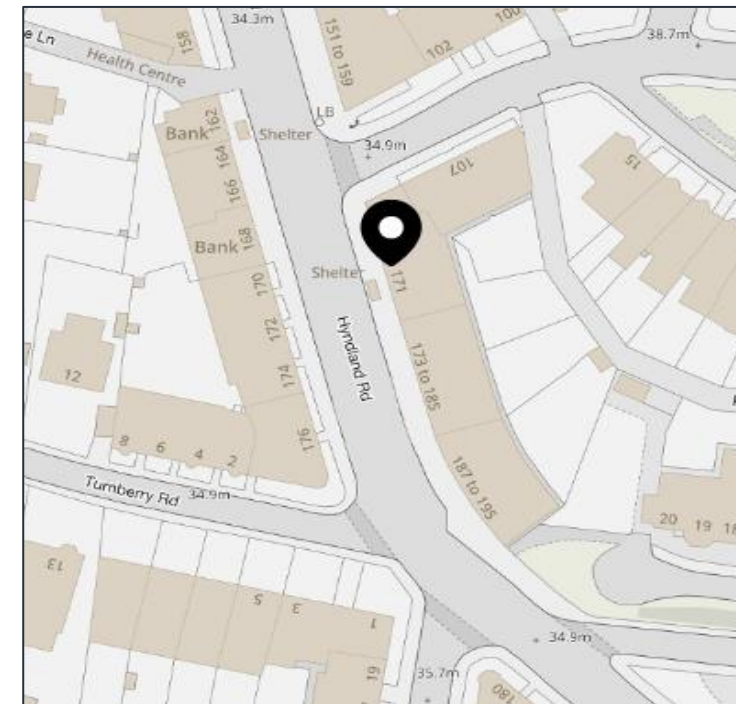
ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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The below floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

ACCOMMODATION	SQM	SQFT
Ground Floor	59.97	646
Basement	55.23	594
Mezzanine	6.10	66
TOTAL	121.29	1306



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

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