



59 Byres Road, Glasgow, G11 5RG

- Popular West End location
- Ground floor retail premises
- Extends to approximately 33.22 sq.m (359 sq.ft.)
- New FRI Lease available
- Rental offers in excess of £12,000 per annum, exclusive of VAT.

LOCATION

The subjects are located in Partick approximately 2 miles west of Glasgow City Centre, the West End is a mostly residential suburb also housing a large student population due to the close proximity to The University of Glasgow. The subjects are located on the west side of Byres Road between Chancellor Street to the North and Dumbarton Road to the south. Byres Road is the most popular retail pitch in the West End.

The premises are well located for transport with Junctions 18 and 19 of the M8 Motorway network being a short distance east. There is also very good public transport with multiple bus routes operating on Byres Road and Hillhead subway station and Partick railway station both within walking distance from the subjects.

DESCRIPTION

The subjects comprise a ground floor retail unit forming part of a larger four storey tenement of blonde sandstone construction. The property has an open plan retail space with large display window to the front. There is WC facilities and storage to the rear of the unit. There is a mix of independent and national retailers near the unit. The premises would suit a variety of commercial uses.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal area:

Ground Floor: 33.22 sq.m.
(358 sq.ft.)

LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

RENT

We are instructed to seek offers in excess of £12,000 per annum, exclusive of VAT. Please contact us for an Offer to Let form.

As part of any letting it is likely that our client will require an advance rental payment. Full details are available from the letting agents.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £10,200.

The poundage rates for 2023/2024 is £0.498 in the pound.

The incoming tenant may qualify for 100% rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the incoming tenant will be liable for LBTT, Extract Copies and VAT thereon.

VIEWING & FURTHER INFORMATION

Strictly by appointment through

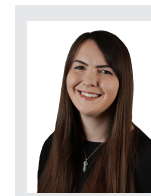
Messrs Graham + Sibbald LLP:

Tel: 0141 332 1194

To arrange a Viewing Contact:



To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: June 2023