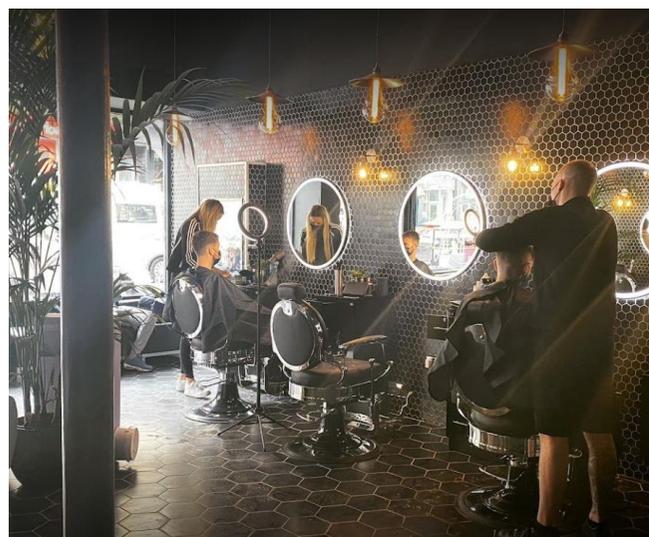




TO LET / MAY SELL – PRIME CLASS 1 RETAIL UNIT

280 BYRES ROAD, GLASGOW G12 8AW

55.18 SQ M (594 SQ FT)



Location

Byres Road is the principle shopping street within Glasgow's West End. The surrounding area is considered to be one of the most popular and affluent residential areas of the city with a high a proportion of students and young professionals.

The subject property is located on the prime section of Byres Road, by its junction with Great George Street and a short distance from Hillhead Underground Station.

Neighbouring occupiers include Pret a Manger, Tesco, Nationwide Bank and Timpsons.

Description

The subjects comprise a mid-terraced ground floor retail unit forming part of a larger four storey tenement building.

Externally the subjects benefit from a modern double shopfront with a central pedestrian access and internally provide front retail space with rear WC and storage.

Schedule of accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate a net internal area of;

55.18 sq m (594 sq ft)

Business Rates

The subjects are entered in the Valuation Roll with a Rateable Value of £35,500.

EPC

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Terms

The subjects are available by way of a new FRI lease at a rental of £35,000 per annum.

Alternatively our client may consider disposing of their heritable interest with further information available on request.

Viewing

By appointment through the sole agents, Gerald Eve LLP.

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