



## Prime Retail Unit

**Rent: Offers over £50,000 per annum**

**NIA: Ground 588 sq ft / Basement 455 sqft**

## Location

Glasgow is Scotland's largest city with a population of approximately 660,000 and an estimated shopping catchment of 2 million.

The premises occupy a prominent corner location on Byres Road in the heart of the affluent west end and is situated in close proximity to Hillhead Underground Station.

Nearby occupiers include Pret.A Manger, Starbucks, Holland & Barratt, Oliver Bonas, Boots, Santander and M&S.

## Accommodation

The premises comprise a retail premises arranged over ground and basement floors within a 4 storey blonde sandstone tenement building. The premises benefit from a return frontage onto Ruthven Street.

The premises extend to the following approximate areas:

Ground Floor: 588 sq ft / 54.63 sqm

Basement: 455 sq ft / 42.27 sqm

## Rent

Offers over £50,000 per annum

## Lease

The subjects are available on a new FRI lease.

## Rates

Rateable Value: £37,250

UBR (2024/25): £0.498

Rates Payable: £27,594 pa

## Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent. Interested parties are advised to speak directly to the Local Planning Authority.

## EPC

On application

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



Viewing strictly by appointment with **BRITTON PROPERTY**

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