



BRITTON
PROPERTY

To Let

****Restaurant Premises****

39-41 Hyndland Street
Glasgow G11 5QF



Prime Restaurant Unit located in West End
Class 3 restaurant consent with Premises Licence
Rent: O/O £37,500pa
GIA: Ground Floor: 812 sqft / Basement: 689 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 are located on Hyndland Street within the affluent and popular west end of Glasgow in an area known as Mansfield Park, but more commonly associated as Partick. Occupiers in the immediate vicinity are local in nature and include Partick Duck Club, Celinos, Tesco and Anytime Fitness.

Accommodation

The premises comprise the ground and basement floors of a 4 storey blonde sandstone tenement building.

The premises at ground floor provide an open plan area with around 50/60 covers with a bar area and disabled WC. The basement comprises kitchen area with customer WC's along with staff and storage areas.

The premises extend to the following areas -

Ground Floor: 812 sqft / 75.44 sqm
Basement: 689 sqft / 64.01 sqm

Rent

O/O £37,500 pa are sought.

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: £24,000
UBR (2025/26): £0.481
Rates Payable: £11,544

EPC

On application

Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 3 Restaurant consent. The premises would be suitable for other uses subject to securing the necessary consents.

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.



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Anti-Money Laundering

Anti Money Laundering and Proceeds of Crime regulations require agents acting for both parties to all transactions to undertake due diligence on both the purchaser(s) and vendor(s) / landlord(s) and tenant(s). We must identify and verify all relevant parties, who are required to disclose all relevant information prior to the conclusion of the transaction.

Viewing strictly by appointment with BRITTON PROPERTY

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