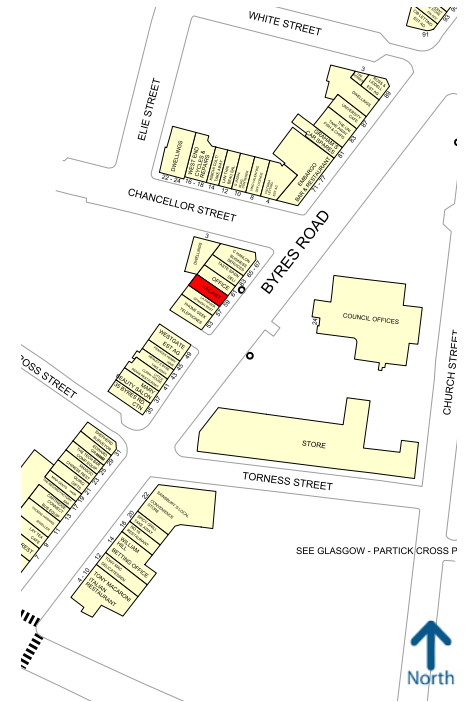




59 BYRES ROAD, GLASGOW, G11 5RG

- Ground floor retail premises
- Popular suburban pitch
- Extends to approximately 33.22 sq. m. (358 sq. ft.)
- New FRI lease available
- Rental offers in excess of £12,000 per annum, exclusive of VAT



LOCATION

The subjects are located within the Partick area of Glasgow, approximately two miles west of Glasgow City Centre. More specifically, the subjects are situated on the west side of Byres Road, between its junctions with Dumbarton Road to the south and Chancellor Street to the north.

The location has good links to the transport network with the M8 motorway at Charing Cross (junctions 18 and 19) being a short distance to the east. There are numerous bus services running along Byres Road itself and connections to the subway network at Hillhead Station and the suburban electrified rail network at Partick Station which is within five minutes walking distance of the subjects respectively. There is metered on-street car parking available throughout this section of Byres Road.

The areas surrounding the subjects is considered a well-established business location. This section of Byres Road primarily comprises tenement buildings similar to the subjects with ground floor retail units and residential flatted dwellings above. Byres Road forms the main retailing pitch within the West End of Glasgow with local amenities and facilities being readily available within the immediate vicinity including local supermarkets, bars, restaurants and numerous high street brands.

DESCRIPTION

The subjects comprise a ground floor retail unit within a four-storey traditional tenement building of blonde sandstone construction. The property benefits from open plan retail space and a large display window with a security shutter. There is ancillary storage located at the rear of the property in addition to toilet facilities. Neighbouring tenants include a mix of national and independent retailers. The property 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 £8,500.

The poundage rates for 2021/2022 is £0.49 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 please contact:



Ryan Farrelly

Commercial Agent
ryan.farrelly@g-s.co.uk
0141 567 5382
07900 390078



Terry McFarlane

Head of Retail
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0141 567 5397
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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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: August 2021