TO LET - RETAIL

2/4 HAVELOCK STREET

GLASGOW, G11 5JA



KEY HIGHLIGHTS

- 758 sq ft
- Highly prominent shop
- 758 sq.ft (70.48 sq.m)
- Superb West End location
- Class 1A use
- £35,000 pa Excl. of VAT

SUMMARY

Available Size	758 sq ft
Rent	£35,000 per annum
Business Rates	The subjects currently form part of a larger property. The RV is to be re-assessed for business rates purposes.
Service Charge	The tenant shall be responsible for payment of Factoring/ Common Charges for the maintenance/upkeep of the building common parts .
VAT	Applicable. All figures are quoted exclusive of VAT. Interested parties must satisfy themselves as to the incidence of VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

The subjects comprise a corner positioned double ground floor shop within a 4 storey red sandstone tenement.

The shop benefits from extensive frontage having a centrally positioned glass entrance door with a full height glazed frontage either side. The subjects offer excellent floor to ceiling height and the accommodation is largely open plan and arranged as an office with an private room and toilets to rear. The finishes include a timber floor with a laminate overlay, the walls are plaster and painted and there is a suspended ceiling with integrated LED lighting and air conditioning.

LOCATION

The subjects are prominently located on the north side of Havelock Street, at its junction with Byres Road in the heart of Glasgow's vibrant West End.

Glasgow has a vibrant student, retail and leisure sector and is widely regarded as the UK's most popular licensed and retail destination outside of London. Glasgow's popularity for leisure and tourism has continued to expand in recent years with major developments including the OVO Hydro arena, a world class events, conferences and music venue.

The West End of Glasgow is a desirable trading location with an affluent customer base and large student / young professional population. Byres Road is an established mixed use street comprising both national and niche retailers, bars and restaurants. Surrounding occupiers include Clyde Property, Sugar Fall Patisserie, Okome, Santa Lucia Deli, Maki & Ramen and Hey Tea.

The premises are located close to the University of Glasgow's new £1bn campus and a number of major student housing developments benefiting from a high percentage of overseas students. This adds to the highly desirable trading location. On street parking is available. Hillhead Underground Station is a short walk from the premises and numerous bus services operate closeby.

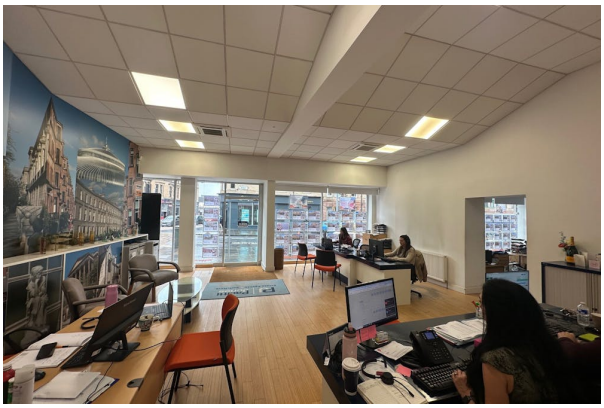
ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	758	70.42	Available
Total	**758**	**70.42**	









VIEWING & FURTHER INFORMATION

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