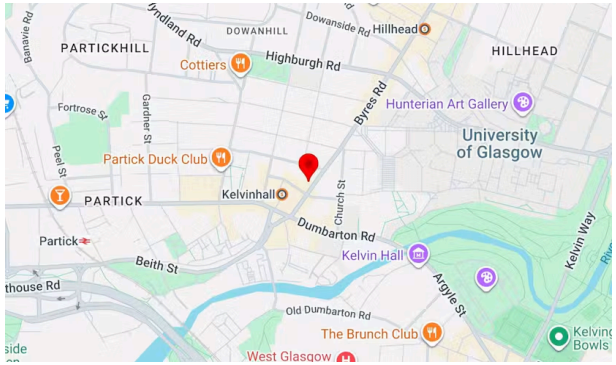
Lapsley McManus

# 45 Byres Road, Glasgow, G11 5RG

Retail To Let £15,000 per annum

To Let - Class 1A / Retail

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## Description

The subjects comprise a ground floor shop unit within a 4 storey red sandstone tenement under a pitched and tiled roof.

The shop benefits from a good sized frontage with a timber and glass door set behind a security shutter. Internally the shop is fully open plan with a small store cupboard and toilet at the rear. Latterly the shop was used as sandwich shop/ t/a café with the service counter and prep area still set out. The floor is timber with a laminate finish, the walls and ceilings and plasterboard, incorporating part brick effect.

## Location

The premises occupy an excellent location on the west side of Byres Road, to the north of the junction with Dalcross Street in the heart of Glasgow's West End. 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 Little Curry House Restaurant, Westgate property, Massawa Restaurant, Mochi Donuts, Thunderdog Bar & Diner and a Sainsbury's Local.

The premises are located close to the University of Glasgow's new £1bn campus redevelopment and within close proximity are a number of major student housing developments benefiting from a high percentage of foreign students adding to the highly desirable trading location. On street parking is available to the front of the property and neighbouring side streets. Both Hillhead and Kelvinhall Subway stations are a short walk from the premises and numerous bus services operate closeby.

## Accommodation

| Name | sq ft | sq m | Availability |
|---|---|---|---|
| Ground | 389 | 36.14 | Available |
| **Total** | **389** | **36.14** | |

## Business Rates

RV: £13,400
Payable: £2,256 (65% discount applied)

## Summary

- Rent: £15,000 per annum
- Business rates: £2,256 per annum (65% discount applied)
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

## Further information

- View details on our website
- View Microsite

## Contact & Viewings

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