TO LET / FOR SALE - RETAIL

81 BYRES ROAD

GLASGOW, G11 5HN



KEY HIGHLIGHTS

- 613 sq ft
- Offers Over £250,000 invited
- Ground floor Class 1A premises
- Neighbouring occupiers include University Cafe, Thunder Cat, Sears Pizza, Vino Valentino, Kimchi Cult and Sainsbury's
- New FRI lease available - £21,000 pa
- Prime location on Byres Road in close proximity to Glasgow University
- Excellent local transport links including Kelvinhall Subway Station

SUMMARY

Available Size	613 sq ft
Rent	£21,000 per annum
Rates Payable	£7,470 per annum Some occupiers may be eligible for rates relief under the Small Business Bonus Scheme.
Rateable Value	£15,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Mid-terraced ground floor retail premises forming part of a larger tenement building.

Externally benefits from single glazed shopfront with customer entrance protected by manually operated security shutter.

Internally the premises provide front retail space with storage area and WC within the rear extension area.

LOCATION

The subject property is located within the heart of Glasgow's West End on the west side of Byres Rd by its junction with Chancellor Street and just a short distance of its busy intersection with Dumbarton Road.

5 minute walk to The University of Glasgow's new campus where there are just under 40,000 students enrolled.

Highly convenient public transport links provided with Kelvinhall Underground Station situated a few minutes walk away whilst regular bus services operate on Dumbarton Road and Byres Road.

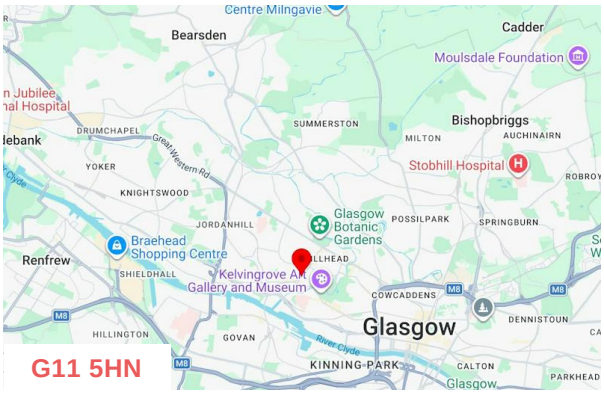
On-street parking provided.

Nearby occupiers include University Cafe, Thunder Cat, Sears Pizza, Vino Valentino, Kimchi Cult and Sainsbury's

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	613	56.95	Under Offer
Total	**613**	**56.95**	



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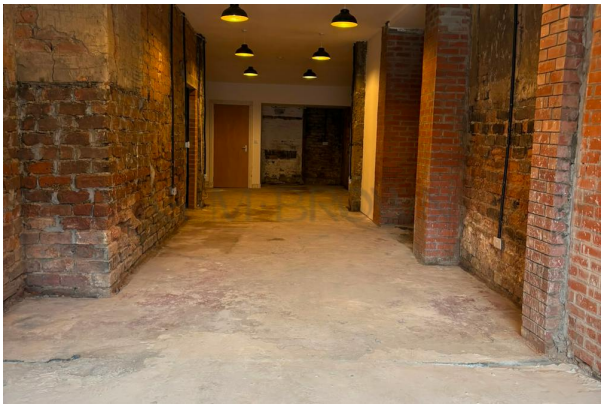

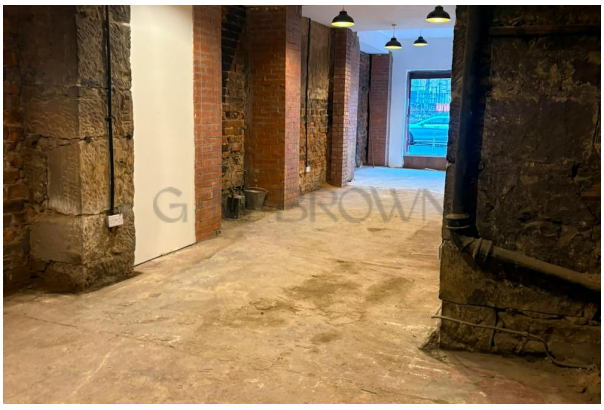



VIEWING & FURTHER INFORMATION

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