TO LET - RETAIL

173 BYRES ROAD

GLASGOW, G12 8TS

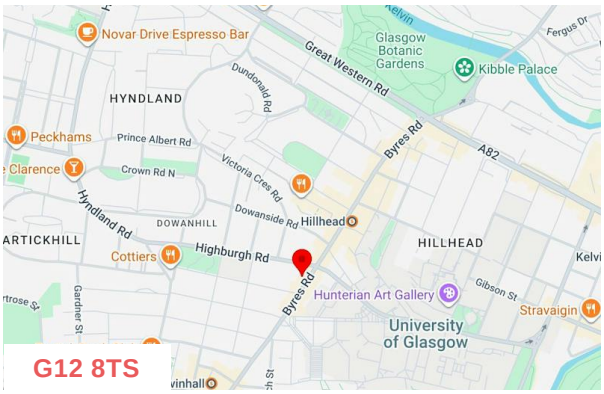


KEY HIGHLIGHTS

- 580 sq ft
- Prime Class 1A premises arranged over ground floor and basement
- Close proximity to Glasgow University
- Neighbouring occupiers include Tinderbox, Oxfam, Save the Children, Okome, Shelter and SpaccaNapoli
- Available from December 2026
- Highly prominent pitch on Byres Road at busy intersection
- Available on a new FRI lease at £28,000 per annum - no VAT applicable

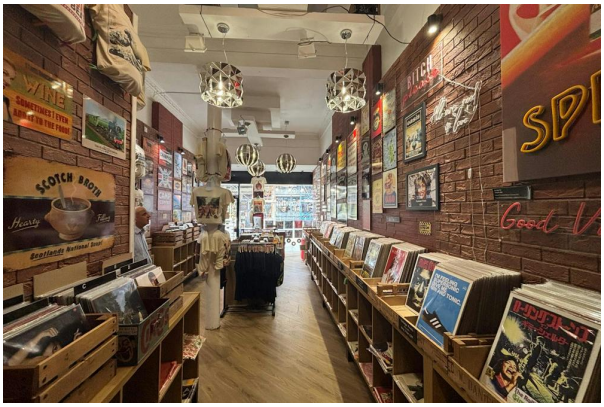
SUMMARY

Available Size	580 sq ft
Rent	£28,000 per annum
Rates Payable	£8,515.80 per annum The rates payable are approximately £7.032.46 after 14.50% rates relief
Rateable Value	£17,100
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry









DESCRIPTION

Highly prominent mid-terraced Class 1A premises.

Externally benefits from modern shop front with customer entrance.

Internally, the property is arranged over the ground floor and basement. The ground floor provides bright, well-presented retail accommodation with a generous floor-to-ceiling height and attractive original cornicing.

To the rear, a full-width staircase provides access to the basement, which offers useful storage accommodation and a staff WC.

LOCATION

The subjects are located within the heart of Glasgow's West End just 1 mile west of the city centre.

More specifically the subjects command a highly prominent position on the west side of Byres Road by its busy intersection with Highburgh Road and University Avenue.

The pitch benefits from high volumes of pedestrian and vehicle traffic with on-street parking provided to the front whilst regular bus services operate on Byres Rd whilst Hillhead Underground Station is a 5 minute walk north.

Neighbouring occupiers include Tinderbox, Oxfam, Save the Children, Okome, Shelter and SpaccaNapoli.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	340	31.59	Under Offer
Basement	240	22.30	Under Offer
Total	**580**	**53.89**	

VIEWING & FURTHER INFORMATION

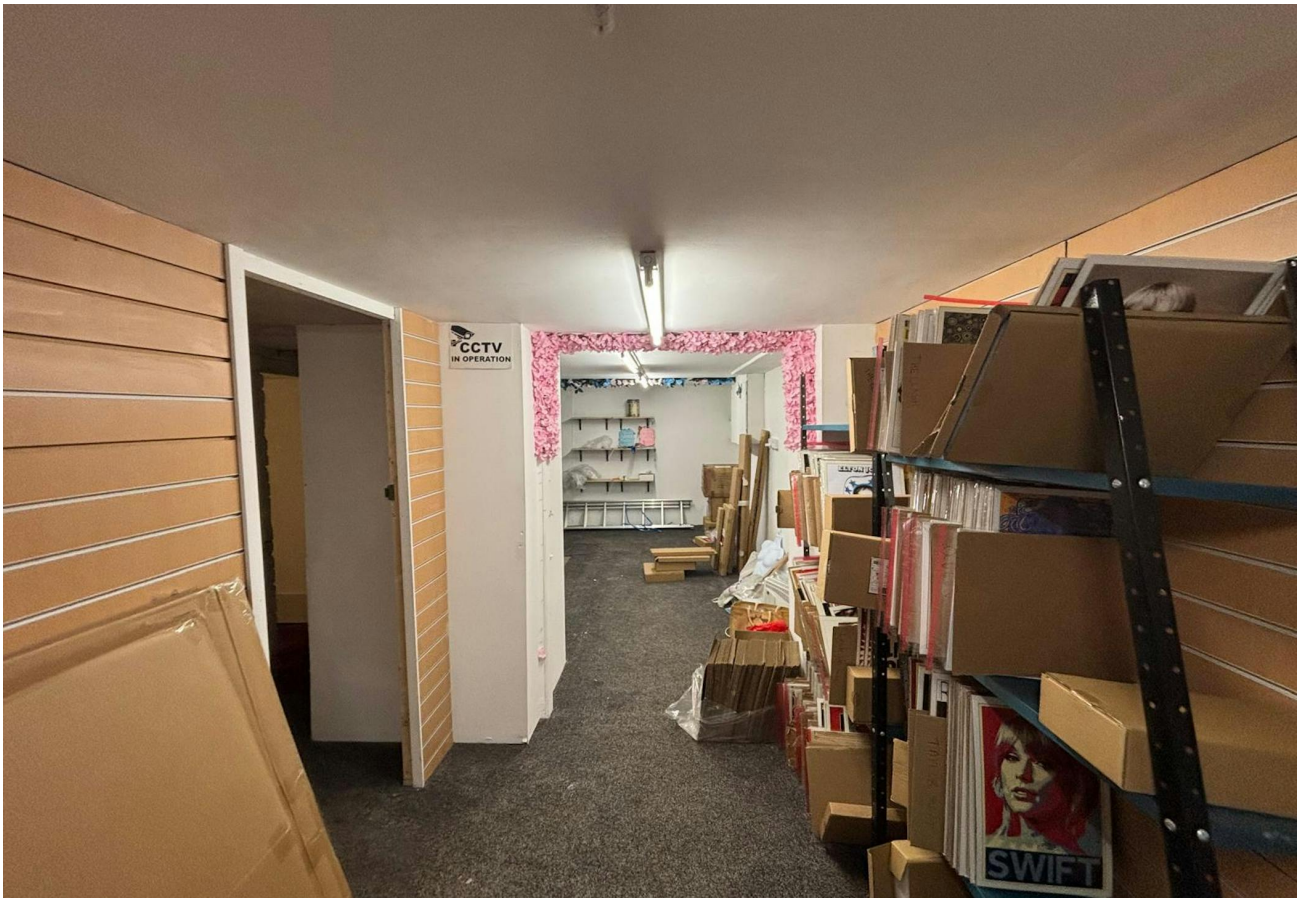
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