

# Colin Ely & Company

Chartered Surveyors

76 Royston Rd  
Joy Unisex Hairdressing  
& Haircut Salon  
www.joyunisex.com

# DOWS

76

## TO LET

## 86 ROYSTON ROAD,

## GLASGOW

# GET SAND TE



## LOCATION

The premises are located on the south side of Royston Road, close to its junction with Glenbarr Street and approximately one-quarter mile from the Townhead Interchange with the M8, marking the outer boundary of Glasgow city centre.

The surrounding area is busy, with several schools and local authority offices, plus the Garngad Tavern and Ladbrokes, plus other local retailers

## DESCRIPTION

The premises comprise part of the ground floor of a four storey traditional red sandstone tenemental building. The unit has an aluminium framed double glazed display window and single door, with tiled stall risers and surrounds, and an externally illuminated proprietary lettered fascia board. The window and door are secured by an electronically operated roller shutter.

Internally the front of the unit partly fitted out with tiled floors, raked walls, and a false tiled ceiling. A security screen and counter runs the whole length of the shop. To the rear of the sales area is a staff and storage area with an ambulant disabled toilet compartment installed.

## USE

The premises were formerly part of an off-license within Class 1 retail, and any alternative uses will require planning consent.

## AVAILABLE ACCOMMODATION

The net internal areas of the property are presently as follows:

Ground - shop	- 22.96 m2	(247sq.ft.)
- store	- 8.36 m2	( 90sq.ft.)

## RATABLE VALUE

The property is entered in the current Valuation Roll at NAV £4,100,. This is below the new threshold for the Small Business Bonus Scheme, and therefore any qualifying occupier can benefit from 100% rates relief

## EPC

An EPC has been commissioned and can be provided to interested parties.

## LEASE TERMS

The property is offered on a long-term full repairing and insuring lease terms, with rental offers in the region of **£6,500 per annum**.

## ENTRY

By arrangement.

## VIEWING AND FURTHER INFORMATION

On application to the sole agents:

Colin Ely & Company  
Chartered Surveyors  
40 St. Enoch Square  
Glasgow G1 4DH

Tel: 0141 - 221 5233 e-mail:colin.ely@btconnect.com

## PROPERTY MISDESCRIPTIONS ACT (1991)

1. The information contained within these particulars has been checked and unless otherwise stated is understood to be materially correct as at the date of publication. After these details have been printed, circumstances may change outwith our control. When we become aware of any material change we will advise all enquirers accordingly.
2. Date of publication: July 2018 (amended)