



5 Hayburn Street, Glasgow G11 6DE

Prime West End Location

- Excellent Secondary Trading Location
- Ground Floor
- 377sq ft
- Rates Exempt
- Rent: £12,000per annum

**LOCATION**

The property is situated on Hayburn Street in the Partick area of Glasgow. The premises are located approximately 2 miles from the city centre of Glasgow and 1.7 miles from Junction 18 of the M8 motorway. The property is also situated in close proximity to Glasgow University. The university is currently undergoing a £1 billion campus development project within a mile of the premises.

The subjects benefit from excellent public transport amenities Partick train and bus station which link with various locations around Glasgow and within a 1-minute walk from the unit regular bus routes are also available via the high traffic area of Dumbarton Road which is located a short distance away.

**PROPERTY**

The property forms a ground floor retail unit within a traditional 4 storey sandstone tenement building. Internally the unit provides an open plan front sales area with staff kitchen and w/c facilities situated towards the rear. The property currently benefits from class 1 consent.

The property has been renovated to a good standard with ceramic tiles throughout, L.E.D. lighting throughout.

**AREA**

The property has been measured on net internal area basis to extend to the following floor area

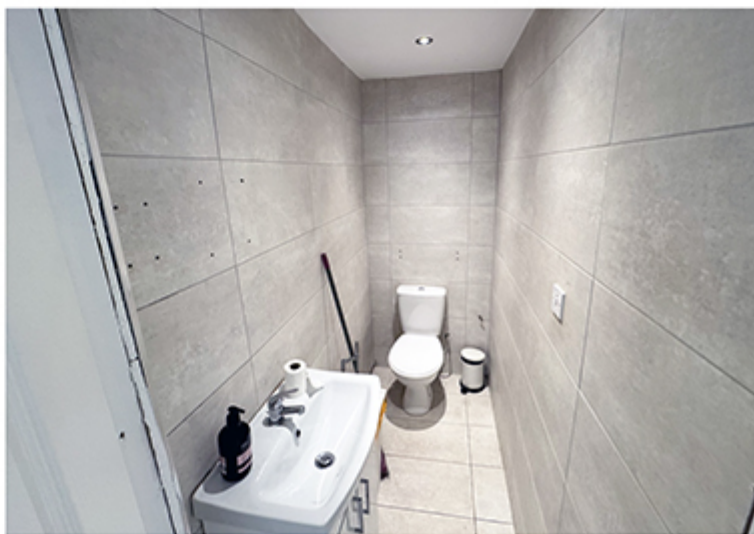
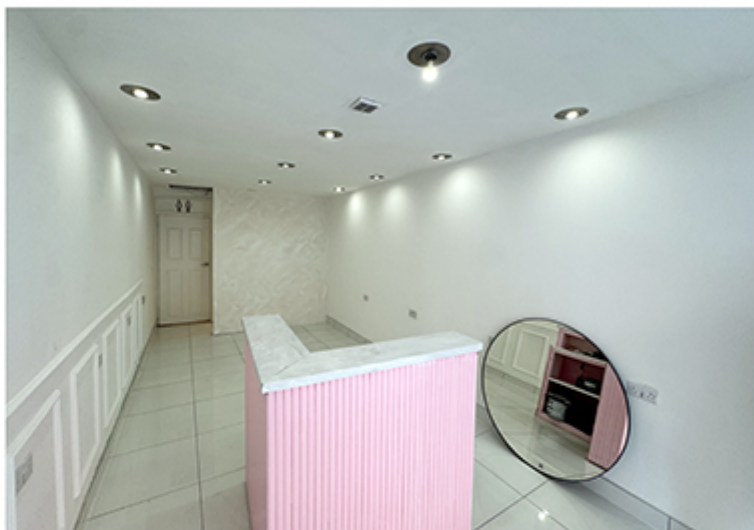
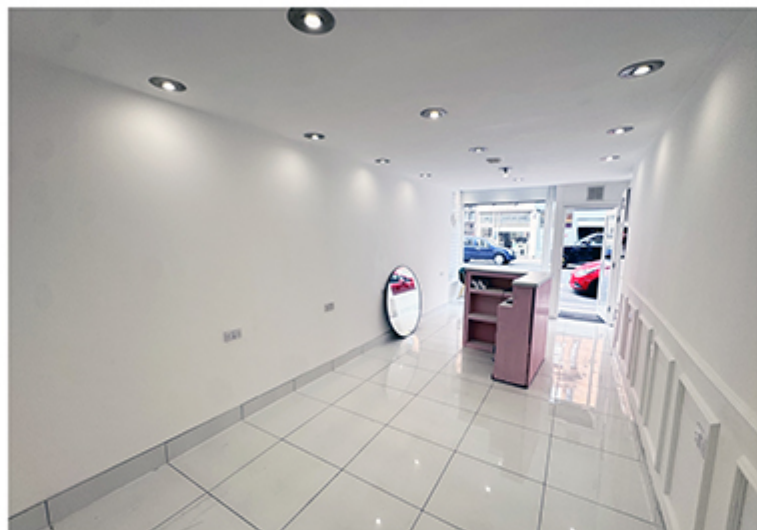
34.98sqm (377sq ft)

**NAV/RV**

£4,600

We understand the property qualifies for rates exemption under the S.B.B.S subject to terms





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#### RENT

The property is available on a new full repairing and insuring head lease for £12,000 per annum

#### V.A.T.

Figures quoted are exclusive of V.A.T.

#### VIEWING

By appointment only, alternatively virtual viewings can be booked.

#### LEGAL

Each party shall bear their own legal costs incurred in the transaction

#### TSA Property Consultants

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#### Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

#### Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.