

# TO LET

## 100 Byres Road, Glasgow, G12 8TB

50M FROM GLASGOW UNIVERSITY'S £1 BILLION CAMPUS REDEVELOPMENT



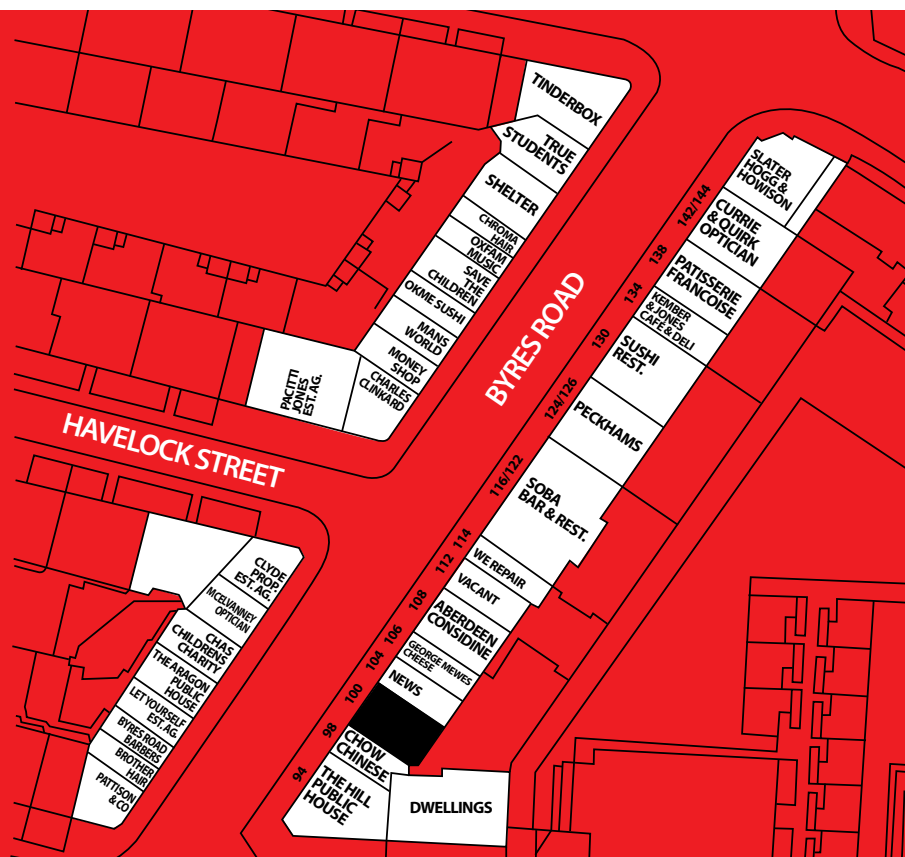
### Location

Glasgow is Scotland's largest city with an estimated catchment population of over 1,500,000 people.

Byres Road is one of the city's main shopping destinations, situated in the West End, which has a large, affluent residential population. It is approximately 2 miles west of the city centre. The property is located in the block between University Avenue and Dumbarton Road. Nearby retailers include Slater Hogg and Howison, Peckhams, Aberdeen Considine, Bar Soba and Tinderbox.

### Description

The premises are a ground floor and mezzanine retail unit in a traditional four storey tenement building with residential above.



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## RETAIL UNIT



Phase 1a	1 Learning & Teaching Hub 2 Research Hub 3 Institute of Health & Wellbeing 4 Adam Smith Business School 5 College of Arts 6 Joseph Black Building Refurbishment
Phase 1b	7 Chronic Disease 8 Social Justice Hub 9 Engineering 10 Innovation quarter on Church Street

### Accommodation

The shop extends to the following approximate net internal areas:

Ground	870 sq ft	80.83 sq m
Mezzanine	170 sq ft	15.79 sq m

### Lease Terms

The premises are available on the basis of a new long term full repairing and insuring lease.

### Rent

£39,000 per annum, exclusive of VAT.

### Rates

Rateable Value £40,000 from April 2017  
Rates Payable £18,640 pa

Interested parties should confirm the rates position with Glasgow City Council.

### Legal Costs

Each party shall be responsible for their own legal cost in any transaction. The incoming tenant shall be responsible for Stamp Duty Land Tax and VAT incurred.

### Viewing & Further Information

Strictly via the letting agent:



Stephen Gunn  
Gunn Property Consultants  
stephen@gunnproperty.co.uk  
0141 221 3500

#### IMPORTANT NOTICE

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. November 2017.