



Class 2 Premises

To Let

Rental £25,000

Location

Affluent location on Byres Road, the West End's primary commercial thoroughfare

Configuration

Over ground and basement floors, providing the following approximate internal floor area:

Ground: 688 sq. ft. (63.89 sq. m.)

Basement: 315 sq. ft. (29.29 sq. m.)

Entry

Available now

297 Byres Road & 1A Roxburgh Street, Glasgow G12 8UD

Recently configured L-shaped premises with dual street frontages. Modern, high quality interior and fittings.

Highlights

- New FRI lease available
- Flexible terms
- Class 2 planning approval with permitted change to Class 1
- Rental offers invited in the region of £25,000 per annum
- Walk in condition

Key Information

Location

Prime Byres Road location

Dual street frontages

Substantial local traffic and footfall

Description

Recently divided from the adjacent Santander branch, now providing ground floor L-shaped trading with basement ancillary space

Ground floor- includes toilets and kitchen

Basement- storage

New Lease

Offers invited for a new full repairing and insuring lease, of flexible duration and to including regular rent reviews

Rental

Offers in the region of £25,000 pa invited

Use

Existing Class 2 consent - suitable for financial, professional, other services such as office and estate agents

Rateable Value

To be re-assessed. All enquires should be made to the Local Rating Department

EPC

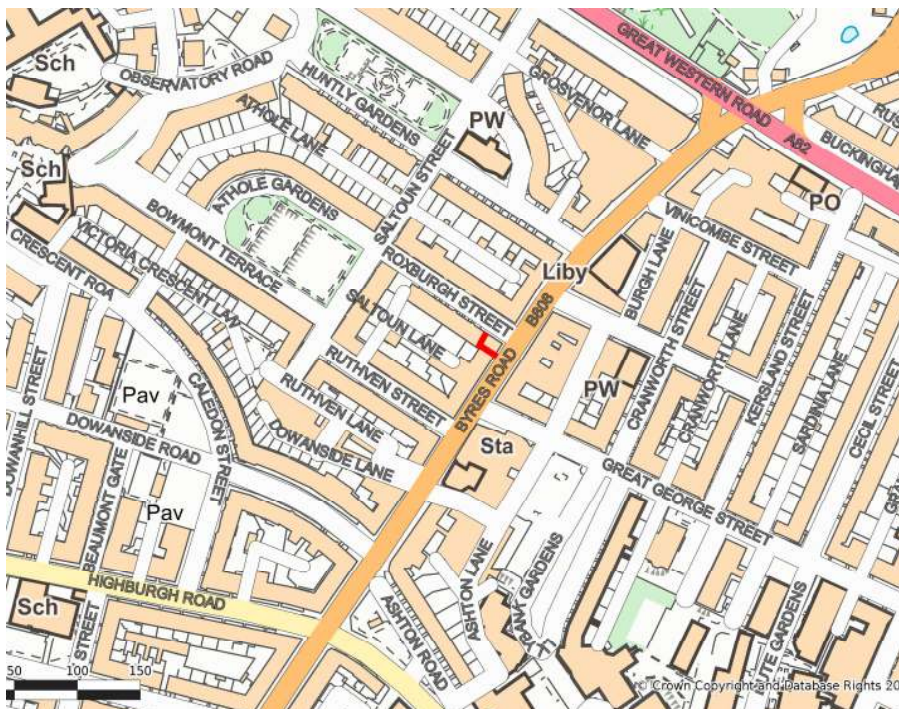
Energy Rating tbc. A copy is available on request

Costs

Each party to be responsible for their own legal costs

Further Information & Viewing

For further information and requests to view please contact the sole letting agent



Source: Edozo Limited

Contacts

Paul Shiells
Director
+44 7831 640777
Paul.Shiells@colliers.com

Colliers
2 West Nile Street
Glasgow
G2 1RW
+44 141 226 1000

Colliers.com

Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers has any authority to make any representation or warranty whatsoever in relation to this property. May 2021

Colliers is the licensed trading name of Colliers International Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 50 George Street, London W1U 7GA.