

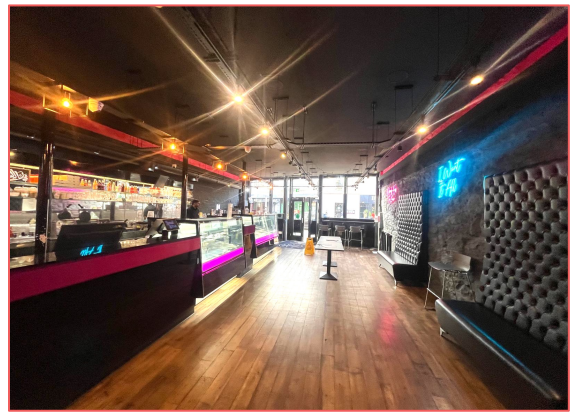
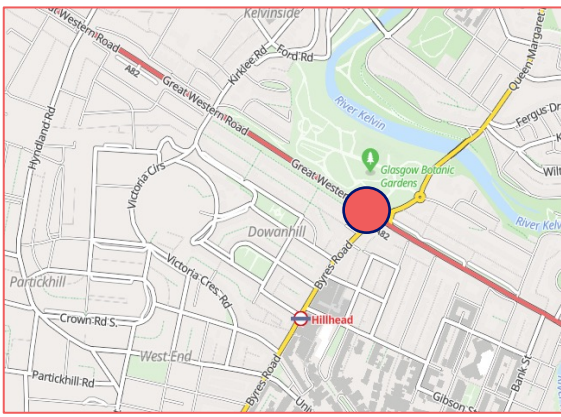


TO LET PRIME RETAIL PREMISES

3,382 SQ FT

404 BYRES ROAD, GLASGOW, G12 8AS

- Located on prime section of Byres Road within Glasgow's West End
- Available for immediate occupation
- New FRI lease available
- Arranged over ground floor and basement with staircase at front and rear of property
- Benefits from Class 1A consent
- Class 3 for basement level only
- Neighbouring occupiers Oran Mor, Waitrose, Time & Tide, Craig & Rose, Papyrus, Cancer Research



LOCATION

Byres Road is the principal retail street within Glasgow's West End, located just 1 mile west of the city centre.

The surrounding area is one of the most popular and affluent residential areas of the city with a high proportion of students and young professionals.

The subject property is situated on the east side of Byres Road by its junction with Great Western Road next to Oran Mor.

On-street parking is provided to the front of the subjects whilst Hillhead Underground Station is a 3-minute walk south.

Neighbouring occupiers Waitrose, Time & Tide, Craig & Rose, Papyrus, Cancer Research.

DESCRIPTION

End-terraced double fronted retail premises arranged over ground floor and basement.

Internally provides open-plan accommodation over ground floor and basement.

Staircases are found at the front and rear of the property with scope for adjusting the frontage to create a separate entrance to the basement accommodation.

WC facilities are found on both levels.

ACCOMMODATION

NIA	sq m	sq ft
Ground	151.25	1,628
Basement	163.00	1,754
Total	314.25	3,382

BUSINESS RATES

RV	£53,500
Payable	£27,338.50

PLANNING

- Class 1A
- Class 3 – Basement level only

EPC

Available on request

ASKING TERMS

The subjects are available by way of a new FRI lease at a rent of **£60,000 per annum, no VAT**.

Our client is seeking £50,000 key money / premium from the incoming tenant.

VIEWING & FURTHER INFORMATION

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