



## Retail Premises

181 Hyndland Road, Glasgow, G12 9HT

### Location

These premises are situated on the east side of Hyndland Road within the heart of Glasgow's West End, lying approximately 2.5 miles north west of Glasgow City Centre. Byres Road, the West Ends principle retail thoroughfare, and Hyndland Train Station both lie a short walk from the premises.

Retailing on Hyndland Road serves a large and affluent residential catchment. Nearby occupiers include Epicure's of Hyndland, Peckhams, Oddbins, The Butterscotch Bakery, The Kitchen Window Café, ECH Hair, Daniel Footwear and Jelly Hill.

### Description

The premises comprise a double fronted shop within a 4 storey red sandstone tenement building. The premises offer a stylish shop front with excellent display opportunities. There are electric operated security shutters positioned inside the shop front. Internally, the premises comprise a good sized retail unit with a mezzanine area to the rear highlighting the excellent

floor to ceiling height offered. The finishes include timber flooring, plaster and painted walls and ceilings, incorporating original cornicing features. Lighting is from surface mounted modern downlight fitments.

### Accommodation

The premises have an approximate net internal floor area of:

Ground Floor	837 sq ft	(77.79 sq m)
Mezzanine	131 sq ft	(12.19 sq ft)
	968 sq ft	(89.98 sq m)

### Rent / Terms

Offers over £32,000 per annum exclusive of VAT.

The premises are available on a new Full Repairing and Insuring lease for a period to be agreed.

