



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. The West End is one of Glasgow's most popular residential areas. Hyndland is a highly affluent area popular with professionals, families and students and benefits from a strong daytime and evening trade. Hyndland Train Station lies a short walk from the premises.

The retail parades on Hyndland Road are a busy location for much of the retail and leisure sector in Glasgow's busy West End. Nearby occupiers include Epicure's of Hyndland, Peckhams, Oddbins, The Butterscotch Bakery, The Kitchen Window Café, ECH Hair, Daniel Footwear and Jelly Hill Café / Bar.

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 the original cornicing features. Lighting is from surface mounted modern downlight fittings.

Accommodation

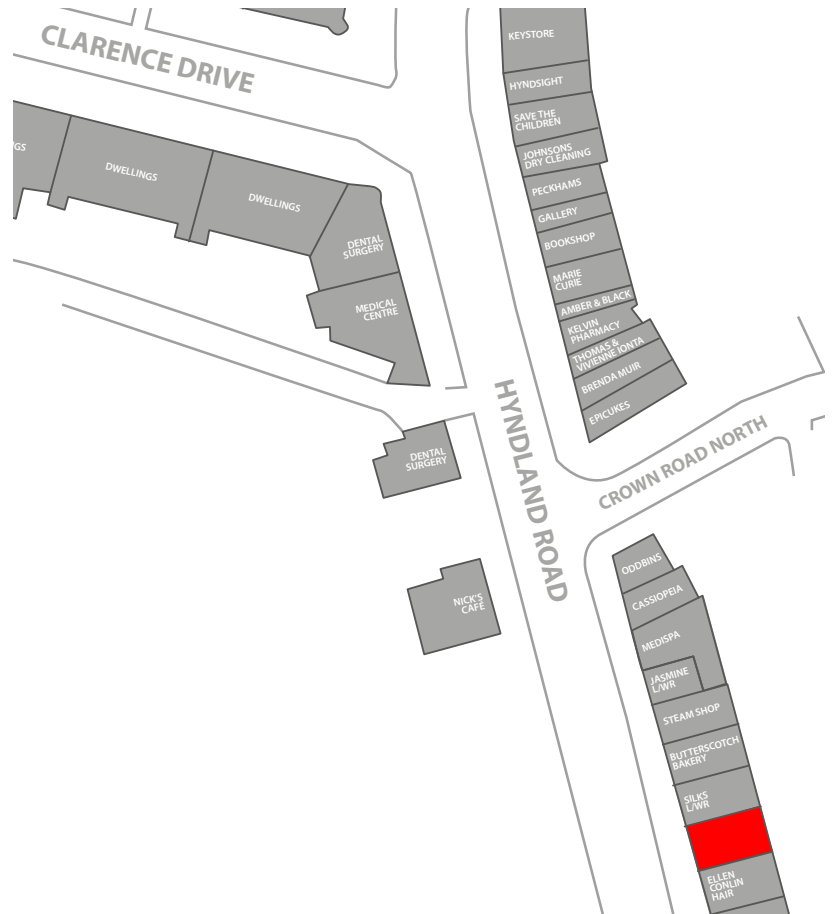
The premises have the undernoted Net Internal Areas:

Ground Floor	837 sq ft	(77.79 sq m)
Mezzanine	131 sq ft	(12.19 sq ft)
	<u>968 sq ft</u>	<u>(89.98 sq m)</u>

Rent / Terms

Offers over £32,000 per annum. VAT is not charged on the rent.

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



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Business Rates

RV	£25,500
UBR	£1/£0.466 (2017/18)
Payable	£11,883

Energy Performance Certificate

A copy of the EPC can be provided on request.

Legal Costs

Each party will be responsible for their own legal costs incurred with the tenant being responsible for any stamp duty, land tax and registration, if applicable.

VAT

All figures are quoted exclusive of VAT. Interested parties must satisfy themselves as to the incidence of VAT.

Viewing

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Important Notice: 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 printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. February 2018.

For further information please call today 0141 556 1222