



Well Fitted Retail Premises

175 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 Silks, Bauen Design, Ellen Conlin Hair & Beauty, Donald Butchers, Jelly Hill and Mackie Pharmacy.

Description

The premises comprise a ground floor shop unit within a 4 storey red sandstone tenement building. The premises benefit from a modern full height aluminium- framed shop front. Internally, the property comprises modern well fitted retail accommodation with a changing area, storage and W.C to the rear.

Accommodation

The premises have an approximate net internal floor area of:

Ground Floor

525 sq ft (48.80 sq m)



Rent / Terms

Offers over £20,000 pa exclusive of VAT.

The premises are available on a new Full Repairing and Insuring lease for a min. term of 5 Years.

Business Rates

Rateable Value	£17,500
Liability	£8,715
Discount	£1,089
Payable	£7,627

The premises qualified for 12.5% relief under the Small Business Bonus Scheme. Further information is available from the Director of Finance at Glasgow City Council.

Common Charges

The tenant shall be responsible for payment of Factoring/ Common Charges for the maintenance/upkeep of the building common parts .

Energy Performance Certificate

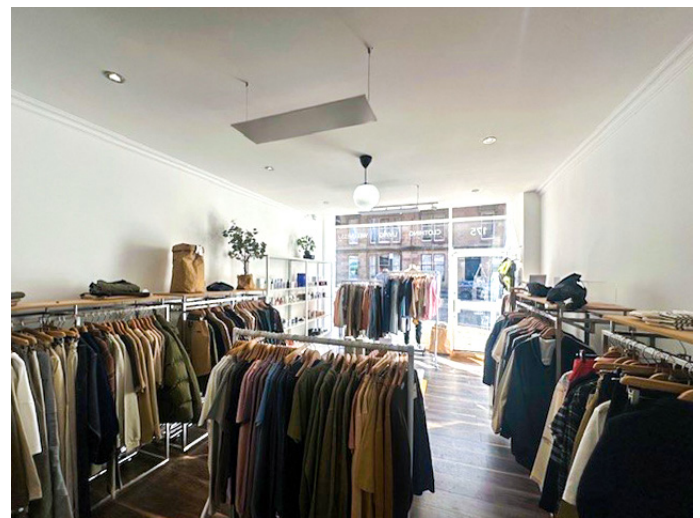
A copy of the EPC can be provided on request.

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. March 2025