



Retail Premises

67 Hyndland Street, Glasgow G11 5PS

Location

Glasgow is Scotland's largest city with an estimated catchment population of 1.5 million people.

The premises are situated on the west side of Hyndland Street, close to its junction with Chancellor Street, in the heart of Glasgow's vibrant West End, and lies approximately 2 miles from the city centre. The West End is a populated residential location and the immediate surrounding area has a large resident student population with the University of Glasgow being a short walk from the subjects. There have been a number of large student housing developments built in recent times with others currently on-site further boosting the student population locally.

Surrounding occupiers include **My Home Bakery, The Artistry Hair Salon, Plant Blond, Spar, Ashby's Fruit & Vegetables, Lily Bakes Cakes, Pescado Tapas Restaurant, Pets Cetera, Hyndland Street Vets, West Barbers, BKK Thai**

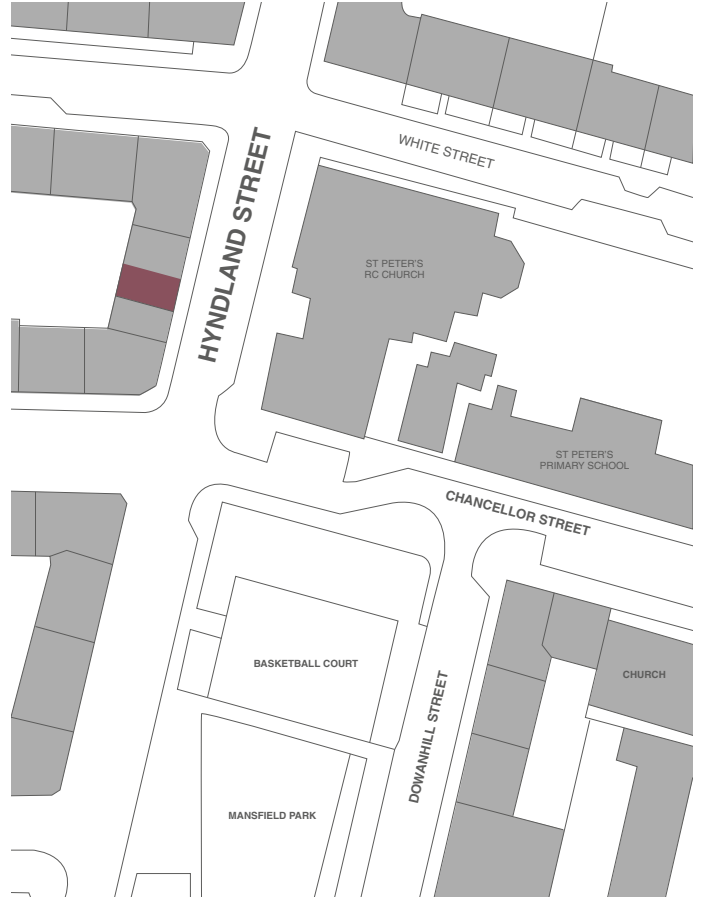
Food, Partick Duck Club and Café Zique. Kelvinhall Subway Station is closeby. The West End Farmers Market takes place every second week diagonally opposite on Mansfield Park.

Description

The subjects comprise a ground floor restaurant in a traditional 4 storey sandstone building with residential above. The premises benefit from a modern frontage and internally comprise a well fitted shop with a WC and kitchen area to the rear.

Floor Area

Frontage	16ft	(4.90 m)
Floor Area	620 sq ft	(57.60 sq m)



Rent / Terms

Offers over £13,500 per annum. VAT is not payable on the rent.

The premises are available by way of a new Full Repairing & Insuring lease.

Business Rates

RV £10,900
Payable c. £5,341

Common Charges

The tenant shall be liable for a share in the common charges for the tenement.

Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

Viewing

Marc Erunlu
marc@lapsleymcmanus.com

Lapsley McManus Property Consultants
Clyde Offices, 48 West George Street, Glasgow G2 1BP

info@lapsleymcmanus.com

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. November 2022.

For further information please call today 0141 556 1222