



Café (Class 3) / Retail Premises

33 Clarence Drive, Hyndland, Glasgow G12 9QN

Location

These premises are situated on the south side of Clarence Drive within the heart of Glasgow's West End, lying approximately 2.5 miles north west of Glasgow City Centre.

The shop is located close to Clarence Drive's junction with Hyndland Road to the north and connects with Crow Road to the south. Retailing on Clarence Drive serves a large and affluent residential catchment. Surrounding occupiers include **Peckams, Premier Express, Casa Blanca, Paolo's Fish & Chips, My Morning Club, Twice Loved, Hely, Sushi Riot** and **The Good Spirits Co.**

Hyndland Train Station is a short walk away. Pay and display parking and loading is to the front with parking available locally.

Description

The subjects are located within a single storey parade under a pitched and slated roof and benefit from a modern aluminium framed full height shopfront with a glass entrance door.

Internally, the shop comprises a generous front shop section with excellent ceiling height to c.4m and a rear preparation area, ambulant WC and rear fire escape door. The finishes are a mix of laminate and vinyl flooring over a timber floor. The walls to the front are a mixture of exposed brick and a feature wall design. The rear walls are a mixture of easy clean panels and stainless steel. The ceilings are plaster with integrated LED fittings and drop down pendant fittings.

Electricity is single phase 100 Amp supply. There is no gas supply. Plumbing is at various points where sinks would have been located.



Floor Area

465 sq ft (43.22 sq m)

Rent

Offers over 20,000 per annum.

There is no VAT Payable on the rent.

Business Rates

RV: £14,600
Payable: £4,726

The above figure allows for a 35% discount under the Small Business Bonus Scheme. For further information contact the Director of Finance at Glasgow City Council.

Energy Performance Certificate

A copy of the EPC can be provided on request.





Planning / Use

A change of use from retail unit (Class 1) to a cafe (Class 3) and use of pavement as external seating was granted on 18th March 2022. Application no. 1/02948/FUL. The permitted hours of operation are 11:00 - 23:00, 7 days a week.

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.

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

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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 without our control; we will inform enquirers of any changes at the earliest opportunity. May 2025