



Retail Premises

21 Byres Road, Glasgow G11 5RD

Location

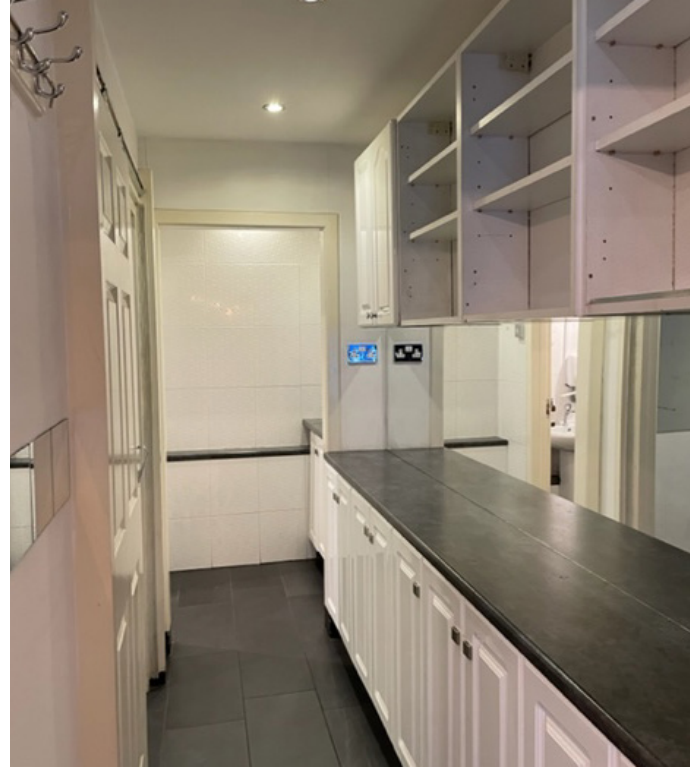
The premises occupy an excellent location on the west side of Byres Road bounded by Dumbarton Road and Dalcross Street within the heart of Glasgow's West End. Glasgow has a vibrant student, retail and leisure sector and is widely regarded as the UK's most popular licensed and retail destination outside of London. Glasgow's popularity for leisure and tourism has continued to expand in recent years with major developments including the OVO Hydro arena, a world class events, conferences and music venue.

The West End of Glasgow is a desirable trading location with an affluent customer base and large student / young professional population. Byres Road is an established mixed use street comprising both national and niche retailers, bars and restaurants. Surrounding occupiers include I love You

Desserts, The Tech Bar, Mia Gents Barbers, Cartridge Connect, Banana Leaf Restaurant, Sainsbury's, No. 16 Restaurant, Tony Macaroni and GDK.

The premises are located close to the University of Glasgow's new £1bn campus redevelopment. Within close proximity are a number of major student housing developments benefiting from a high percentage of foreign students. This adds to the highly desirable trading location.

On street parking is available to the front of the property and neighbouring side streets. Both Hillhead and Kelvinhall Subway stations are a short walk from the premises and numerous bus services operate closeby.



Description

The subjects comprise a ground floor retail unit within a 4 storey red sandstone tenement. The premises benefit from a modern aluminium framed glazed shopfront set behind electric security shutters. Internally, the premises are arranged to provide a sizeable front retailing area, together with an office / store and WC to rear. The premises are well presented, the floor has a tiled finish, the walls are plaster and the ceiling is the original high lathe plaster ceiling including ornate corning. There is feature lighting hung from the underside of the ceiling.

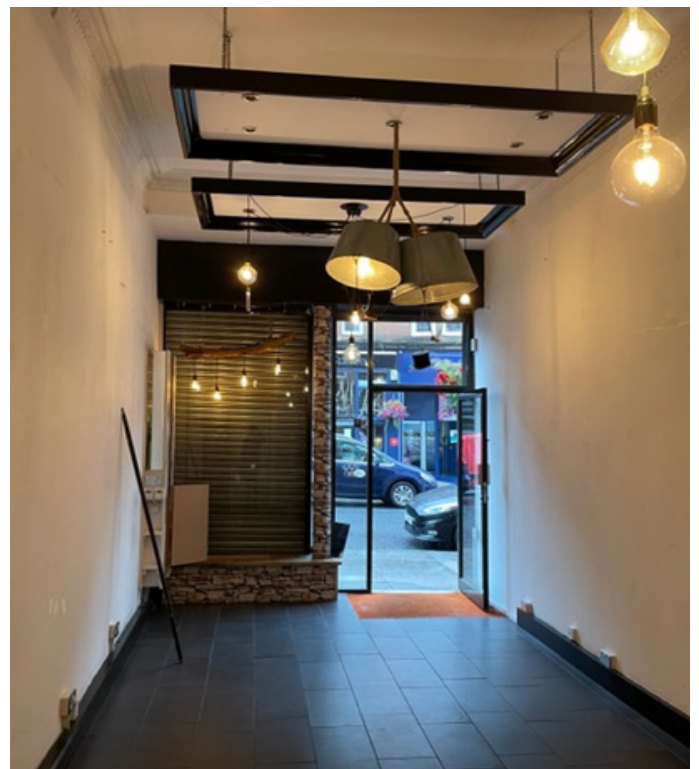
Floor Area

371 sq ft (34.46 sq m)

Sale Price

Offers in excess of £115,000 are invited.

The property is not elected for VAT.





Business Rates

RV: £8,900

Payable: c. £4,360

The premises qualify for 100% rates relief under the Small Business Scheme. For further information please contact the Director of Finance at Glasgow City Council.

VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

Energy Performance Certificate

A copy can be provided upon request.

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
72 Waterloo Street, Glasgow G2 7DA

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. August 2022.

For further information please call today 0141 556 1222