



## Licensed Retail Premises with Potential for Alternative Restaurant / Café / Bar Use

71-75 Hyndland Street, Glasgow G11 5PS

### Location

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 lie 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.

The location is a very popular restaurant / café destination including **Cafézique, Delizique, Partick Duck Club, Rossini Restaurant and BKK Thai Food**. Other occupiers include **Amanda Bishop Hair, My Home Bakery, Hyndland St Vets** and **West Barbers**

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 retail unit in a traditional 4 storey sandstone building with residential above. The premises comprise a substantial retail unit offering excellent frontage, and was most recently used as a Licensed Convenience store but would suit a variety of alternative uses subject to planning.

The premises also offer potential for sub division to create two smaller shop units which may be considered by our client.

### Floor Area

Frontage	44 ft	(13.40 m)
Depth	36 ft	(10.93 m)
Ground Floor	1,313 sq ft	(122 sq m)

### Sub Division (indicative only)

Unit 1	620 sq ft	(57.65 sq m)
Unit 2	693 sq ft	(64.39 sq m)



### Rent / Terms

Offers over £30,000 per annum.

Our client envisages the premises being taken on a new long lease.

If you are interested in smaller unit, if sub divided, please contact the letting agent.

### Business Rates

RV	£22,750
UBR	£0.48/£1
Payable	£10,920

### Planning

For further information on a Class 3 Use (Restaurant / Café / Bar) please contact the Planning Department at Glasgow City Council on 0141 287 6060 / [planningenquiry@glasgow.gov.uk](mailto:planningenquiry@glasgow.gov.uk)

All enquiries concerning the existing Premises Licence benefiting the premises should be directed to the Licensing Department at Glasgow City Council.

### Energy Performance Certificate

A copy of the EPC can be provided upon request.

### 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.

### 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. December 2018.