

TO LET

PROMINENT RETAIL UNIT

**181 – 183 BYRES ROAD,
GLASGOW G12 8TS**

- Well positioned unit on the prime retail street of Glasgow's West End
- Established mixed use area
- Approximately 1,461 sq ft NIA
- Mezzanine level and generous basement storage
- Rental offers in excess of £35,000 pax invited

**MONTAGU
EVANS** 



LOCATION

The subject property is located on the western side of Byres Road, the prime retail street in the heart of Glasgow's affluent West End. Specifically, the property is situated on the street block between the junctions of University Avenue / Highburgh Road and Havelock Street.

Predominately retail in nature, Byres Road is an established mixed use street comprising both national and niche retailers, bars and restaurants. Nearby occupiers include **Tinderbox**, **Oxfam Music**, **Slater Hogg & Howison**, **Currie & Quirk**, **Patisserie Francoise**, **Kember & Jones**, **Peckham's** and **Bar Soba**.

On-street parking is available to the front of the property and on Havelock Street. Underground services at Hillhead Station are within walking distance and numerous bus services operate along Byres Road and University Avenue / Highburgh Road.

DESCRIPTION

The subject property comprises a mid-terraced single retail unit predominantly laid out over part of the ground floor of a four-storey red sandstone tenement building. The retail unit benefits from a large timber and glazed display frontage.

Internally, the unit provides sales accommodation at ground level with a staff mezzanine overlooking the shop floor. Staff kitchen and toilet facilities are provided to the rear of the ground floor. There is also a basement which is accessed from the rear of the shop via an internal staircase and provides generous storage accommodation.

On the ground and mezzanine levels, floors are timber and the walls and ceilings are plastered and painted / papered. Lighting within the sales is provided via inset spotlights whilst fluorescent strip lighting is provided within the basement.

ACCOMMODATION

We measure and calculate the property provides the following approximate NIA's:

FLOOR	NIA SQ M	NIA SQ FT
GROUND FLOOR	73.33	789
MEZZANINE	12.51	135
BASEMENT	49.91	537
TOTALS	135.76	1,461

LEASE & RENTAL TERMS

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed.

Rental offers in excess of £35,000 pax are invited subject to 5 yearly upwards only market rent reviews.

PLANNING

The subject property benefits from planning consent for Class 1 Retail use.

RATEABLE VALUE

The property is entered in the current Valuation Roll with a Rateable Value of £38,750, which on the basis of the current rate poundage of £0.51 equates to rates payable of approximately £19,762.50 for the year 2016/2017. It should be noted that a new occupier would have an automatic right of appeal against the current Rateable Value.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has been assessed with an EPC rating of 'E'. A copy of the EPC is available on request.

VAT

It should be noted that the property is not elected for VAT accordingly VAT will not be payable on the rent.

DATE OF ENTRY

Entry on conclusion of missives is available.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction together with VAT thereon. The incoming tenant will be responsible for registration dues and LBTT.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with Montagu Evans as the sole letting agents. Please contact:

Steven McDonald

steven.mcdonald@montagu-evans.co.uk

PROPERTY MISDESCRIPTIONS ACT 1991

1. The information contained within these particulars has been checked and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.
2. Date of publication – June 2016

0141 204 2090

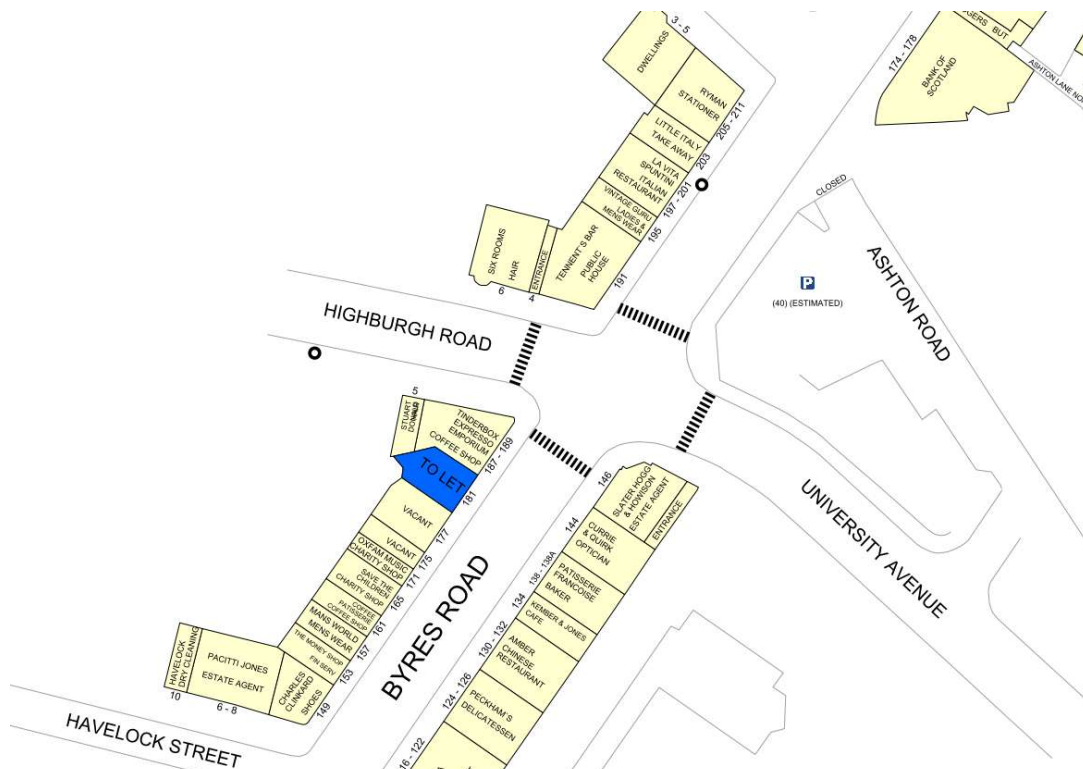
302 St Vincent Street, Glasgow, G2 5RU Fax: 0141 221 8441

Montagu Evans LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are as set out as general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good faith but without any responsibility whatsoever and any intending purchasers or tenants should not rely on them as statements of representations of fact, but must satisfy by inspection or otherwise as to the correctness or each of them; (iii) neither Montagu Evans LLP nor its employees has any authority to make or give any representation or warranties whatsoever in relation to this property; (iv) unless otherwise stated, all prices and rents are quoted exclusive of VAT, and intending purchasers or lessees must satisfy themselves independently as to the applicable VAT position.

LOCATION PLAN



STREET PLAN



0141 204 2090

302 St Vincent Street, Glasgow, G2 5RU Fax: 0141 221 8441

Montagu Evans LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are as set out as general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good faith but without any responsibility whatsoever and any intending purchasers or tenants should not rely on them as statements of representations of fact, but must satisfy by inspection or otherwise as to the correctness or each of them; (iii) neither Montagu Evans LLP nor its employees has any authority to make or give any representation or warranties whatsoever in relation to this property; (iv) unless otherwise stated, all prices and rents are quoted exclusive of VAT, and intending purchasers or lessees must satisfy themselves independently as to the applicable VAT position.