



Picton Jones & Co

0121 643 3232

**TO LET**  
**SHOP & PREMISES**  
**177 BYRES ROAD**  
**GLASGOW, G12 8TS**



- HEART OF GLASGOWS WEST END
- FULLY FITTED OUT – READY TO TRADE
- COMPETITIVE TERMS

**SITUATION/LOCATION**

Glasgow is Scotland's Largest City and has an immediate Population of approximately 600,000 and a wider Retail Catchment in the order of 2 Million People.

The Property Occupies a Prominent Position in the heart of Glasgows West End, the Principle Shopping Street serving the Substantial Catchment Population Resident in the Surrounding High Density Residential Area.

The Area also includes the Glasgow University Campus.

Located at the Junction with Highbury Road and University Avenue the Premises adjoin nearby Retailers including Tinderbox Coffee Shop, Charles Clinkard Shoes, Soba Asian Restaurant, Ryman Stationers, Bank of Scotland, etc – Per Plan Over.

**DESCRIPTION/ACCOMMODATION**

The Premises comprises Ground Floor Sales with Basement Ancillary, forming part of a Multi-Storey Building.

The Ground Shop Premises have a Modern Shop Front, Lined / Plasters Walls / Ceiling, Lighting, Etc – Ready to Trade

Gross Frontage	20'
Ground Floor Sales	670 sq ft
Basement Ancillary	670 sq ft
WC Accommodation	

**TENURE / RENTAL**

The Premises are held by way of an Existing FR&I Lease for a Term Expiring 12<sup>th</sup> August 2027 Subject to Rent Review and Tenant Only Option to Break 12<sup>th</sup> August 2022 at a Current Payable of £43,000 per annum.

Premium Offers are Invited for the Benefit of the Unexpired Leasehold Interest and In-Situ Fixtures and Fittings.

**RATEABLE ASSESSMENT**

We are verbally advised that the Retail premises have a Rateable Value of £36,750 and rates payable for 2020/2021 of £18,301.50.

A 12 month business rates holiday for all 'eligible' Retail and Leisure Businesses will be applicable from 1<sup>st</sup> April 2020. For enquiries and to verify this, please contact the Local Authority.

**LEGAL COSTS**

Each Party is to be responsible for all Legal Costs associated with the transaction.

**VIEWING**

**STRICTLY BY APPOINTMENT** with the Joint Sole Retained Agents. The Staff are unaware of the impending Disposal and all Enquires / Viewing must be made through Messrs Picton Jones & Co on 0121 643 3232 or Culverwells on 0141 248 6611.

**SUBJECT TO CONTRACT**

The Agents and Vendors take no responsibility for any error or omission in these Details. Measurements are approximate and for guidance only. The Particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the Property



TALBOT HOUSE, 14, DIGBETH, BIRMINGHAM, B5 6BH. FAX: 0121 643 6216

Email: [enquiries@picton-jones.co.uk](mailto:enquiries@picton-jones.co.uk)



50 metres

Experian Goad Plan Created: 19/05/2020  
Created By: Picton Jones



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