

# TO LET

## PRIME RETAIL UNIT

# Gunn

PROPERTY CONSULTANTS

180 BYRES ROAD, HILLHEAD  
GLASGOW G12 8SN



### LOCATION

Glasgow is Scotland's largest city with an estimated catchment population of over 1,500,000 people.

Byres Road is one of the City's main shopping destinations, situated in the West End, which has a large, affluent residential population. It is approximately 2 miles west of the city centre.

The property is located in the block between University Avenue and Ashton Lane. Nearby retailers include CUPP, Ace & Tate, Oliver Bonas and Starbucks.

### DESCRIPTION

The premises are a ground floor retail unit in a traditional four storey tenement building with residential above.

### ACCOMMODATION

The shop extends to approx NIA of 550 sq ft (51.1 sq m).

### RENT

£32,000 per annum, exclusive of VAT.

### LEASE TERMS

The premises are available on the basis of a new long term full repairing and insuring lease.

0141 221 3500

[gunnproperty.co.uk](http://gunnproperty.co.uk)

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### **TIMING**

Available April 2025.

### **RATES**

Rateable Value of £26,000 with rates payable of £12.870 (exclusive of water charges). Interested parties should confirm the rates position with Glasgow City Council.

### **LEGAL COSTS**

Each party shall be responsible for their own legal cost in any transaction. The ingoing tenant shall be responsible for Land and Buildings Transaction Tax and VAT incurred.

### **VIEWING**

Via the sole letting agent:



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07747 733 301  
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