



# TO LET

## Byres Road Glasgow

-  STRICTLY PRIVATE & CONFIDENTIAL
-  Ground floor 4,311 sq ft
-  Lease expires June 2038
-  Rare opportunity to acquire prominent fully fitted licensed restaurant

### Location

Glasgow is the largest city in Scotland, the commercial and industrial capital of the country and administrative centre for the west of Scotland. With an urban population of approximately 1.1M and a total catchment population of over 2.3M people within a 40 minute drive time, Glasgow is the third largest urban centre in the UK. The city of Glasgow is home to several Universities and higher education institutions with a full time student population in excess of 50,000 people.

The subject property is situated on the west side of Byres Road between the junctions of Ruthven Street and Dowanside Road in its prime location. This is a busy thoroughfare and very trendy part of Glasgow's West End directly opposite Hillhead underground station and Ashton Lane which accommodates several high end leisure users.

Other occupiers in the nearby vicinity include **Waitrose, Vodafone, Vision Express, Zizzi, Cafe Andaluz, Oliver Bonas, Fat Face, Pret a Manger, Ryman, Boots, Tesco Express, M&S Simply Food** and in Ashton Lane - **The Ubiquitous Chip, Ashoka, Brel Bar, Jinty McGuinty's, The Gardener Bar and Grosvenor Cinema**. This is the commercial hub for Glasgow's affluent West End which also sits directly adjacent to the main focus for **Glasgow University**.

### Accommodation

The unit is arranged over ground, mezzanine and basement floors and extends to the following approximate gross internal floor areas:

Ground Floor	4,311 sq ft	(401 sq m)
Mezzanine	434 sq ft	(40 sqm)
Basement	1,732 sq ft	(161 sq m)

### Lease

The subjects are currently held by way of a full repairing and insuring lease expiring 23 June 2038 at a passing rental of £185,000 per annum exclusive subject to review on 14 January 2020 and 5 yearly thereafter.

### Planning

The unit currently trades as a restaurant falling under Class 3 within the Town & Country Use Classes (Scotland) Order 1997.

### Price

Premium offers for the benefit of our client's leasehold interest are sought.

### Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£71,600**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 49p, (plus large property supplement of 2.6p) this rateable value will result in an estimated rates liability in financial year 2019/20 of **£36,496**.

### Energy Performance Certificate

EPC Rating = to be assessed.

### Date of Entry

By arrangement.

### Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

### Viewing

As staff are unaware, please contact Eric Lindgren for full further details of the unit and if sufficiently interested to view please note all viewings are strictly by prior arrangement with Eric Young & Co on 0131 226 2641.