



eric young & co

# Retail

■ experience ■ judgement ■ service ■

## TO LET

### Prime Retail Unit

280 Byres Road  
Glasgow G12 8AW



#### LOCATION

Glasgow is Scotland's largest city and has a population of 600,000 people with a wider catchment of 2,000,000. 280 Byres Road is located in the prime section of Byres Road, which is the principal shopping street for the west end of Glasgow. The surrounding area forms one of the most popular and affluent residential areas of Glasgow comprising a high proportion of students and young professionals.

Surrounding occupiers include **Boots, Carphone Warehouse, Timpson, JoJo Maman Bebe, Greggs** and **Nationwide**.

#### ACCOMMODATION

The subjects comprise a ground floor unit which we calculate extends to the following approximate net internal areas:

Ground Floor	594 sq ft	(55.18 sq m)
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#### LEASE

The subjects are available by way of a new effective full repairing and insuring lease for a term to be agreed.

#### PLANNING

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1 consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.

#### RENT

Offers in excess of **£37,500 per annum** exclusive are invited.

#### RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£35,500**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 46.6p this rateable value will result in an estimated rates liability in financial year 2017/18 of **£16,543**.

#### ENERGY PERFORMANCE CERTIFICATE

EPC Rating = G

#### 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

All viewings are strictly by prior arrangement with Eric Young & Co - 0131 226 2641.

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See our website for all available properties:

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