

FOR SALE

Rarely Available Retail Unit with Vacant Possession

133 Hyndland Road, Glasgow, G12 9JA





KEY POINTS:

- Hyndland is one of the most desirable residential neighbourhoods in the whole of Glasgow and is located in the heart of the City's vibrant West End, approximately 2 miles west of the City Centre.
- The surrounding area is home to excellent and varied amenities including retail, coffee shops, restaurants and wine bars which give the district a cosmopolitan atmosphere and access to strong levels of both daytime and evening trade.
- Surrounding occupiers include **Epicures, Biscuit Clothing & Living, Hyndsight Opticians, Corke & Caske** and **Kelvin Pharmacy**.

ACCOMMODATION:

The shop is located on the ground floor of a 4-storey tenement building. Internally the unit provides an open plan and pillar free trading area which has been impeccably maintained which includes storage, staff and WC accommodation located to the rear.

The approximate areas and dimensions are as follows:-

Ground Floor:	672 sq ft*	62.42 sq m
Internal Width:	12 ft 2"	3.72m
Shop Depth:	44 ft	13.4m

* Net internal area (excludes WC)

PRICE:

Offers in excess of £375,000 are invited for our client's heritable interest.

BUSINESS RATES:

Rateable Value: £19,600
UBR 2024/25: £0.498
Rates Payable: £9,761 per annum

LEGAL COSTS:

Each party is to be responsible for their own legal costs incurred in this transaction.

EPC:

Rated E. Full Energy Performance Certificate available upon request.

CONTACT DETAILS:

For further information or to arrange a viewing, please contact Savills:

Michelle McLaughlin

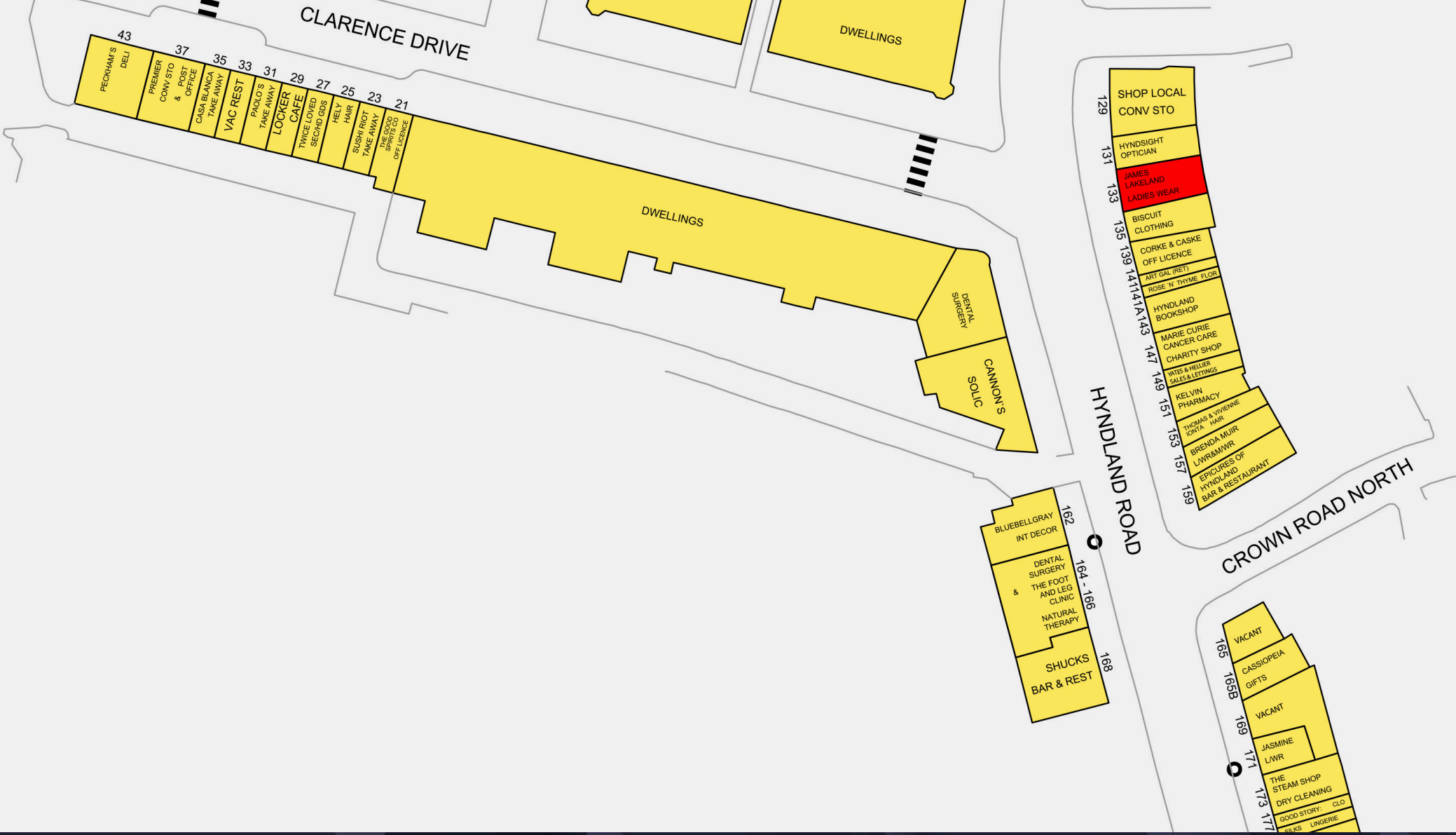
T: 07977 851 507

E: michelle.mclaughlin@savills.com

John Menzies

T: 07808 479 265

E: john.menzies@savills.com



IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

