



**Class 1A Premises
(Shops and Financial)**

To Let

Rental £25,000

Location

Affluent location on Byres Road, the West End's primary commercial thoroughfare

Configuration

Over ground and basement floors, providing the following approximate internal floor area:

Ground: 799 sq. ft. (74.27 sq. m.)

Basement: 400 sq. ft. (37.2 sq. m.)

Total: 1,199 sq. ft. (111.47 sq. m.)

Entry

Available now

297 Byres Road & 1A Roxburgh Street, Glasgow G12 8UD

Recently configured L-shaped premises with dual street frontages. Modern, high quality interior and fittings with spacious basement provision.

Highlights

- New FRI lease available
- Flexible terms
- Class 1A planning approval.
- Rental offers invited in the region of £25,000 per annum
- Walk in condition
- Nearby occupiers include Black Sheep Coffee, Taco Mazama and Pret A Manger.

Key Information

Location

Prime Byres Road location close to Hillhead Subway.

Dual street frontages

Substantial local traffic and footfall

Description

Adjacent to newly opened Black Sheep Coffee, L-shaped ground floor unit with basement ancillary space

Ground floor- includes disabled toilet, toilet and kitchen

Basement- storage

New Lease

Offers invited for a new full repairing and insuring lease, of flexible duration and to including regular rent reviews

Rental

Offers in the region of £25,000 pa invited

Use

Existing Class 1A consent - suitable for shops including sandwich bars, cleaners, hairdressers and financial services such as banks and building societies.

Rateable Value

Newly set Rateable value: £30,500. All enquires should be made to the Local Rating Department

EPC

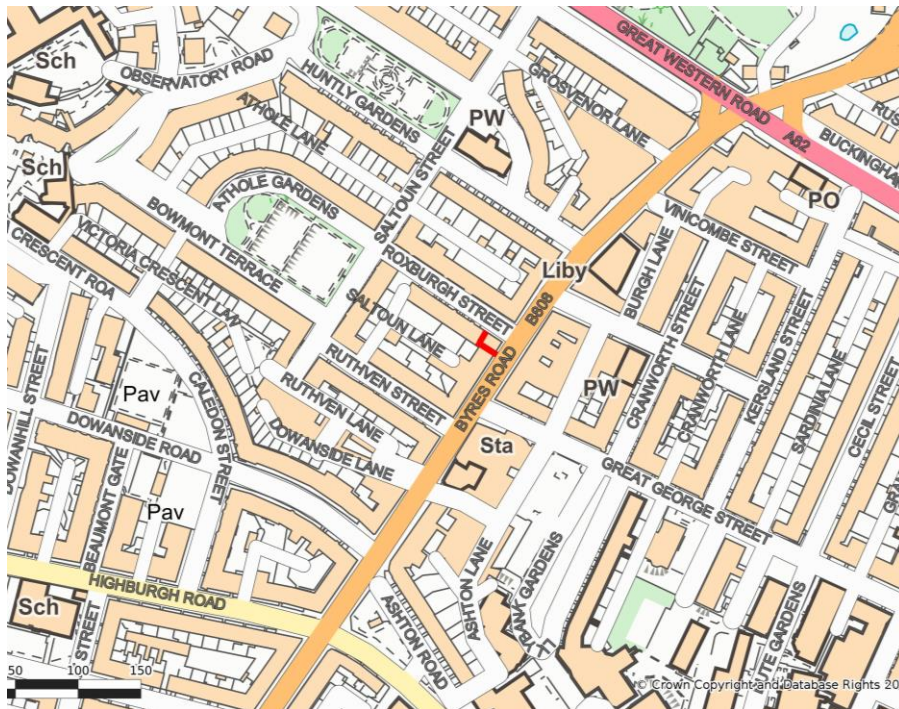
Current EPC of F, with potential to reach C. Available on Request.

Costs

Each party to be responsible for their own legal costs

Further Information & Viewing

For further information and requests to view please contact the sole letting agent



Source: Edozo Limited

Contacts

Isaac Lawson
Graduate Surveyor
07880 164 649
Isaac.lawson@colliers.com

Colliers
2 West Nile Street
Glasgow
G2 1RW
+44 141 226 1000

[Colliers.com](https://www.colliers.com)

Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers has any authority to make any representation or warranty whatsoever in relation to this property. June 2023

Colliers is the licensed trading name of Colliers International Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 95 Wigmore Street, London W1U 1FF.