

FOR SALE

RETAIL UNIT



37 Hyndland Street, Glasgow, G11 5QF

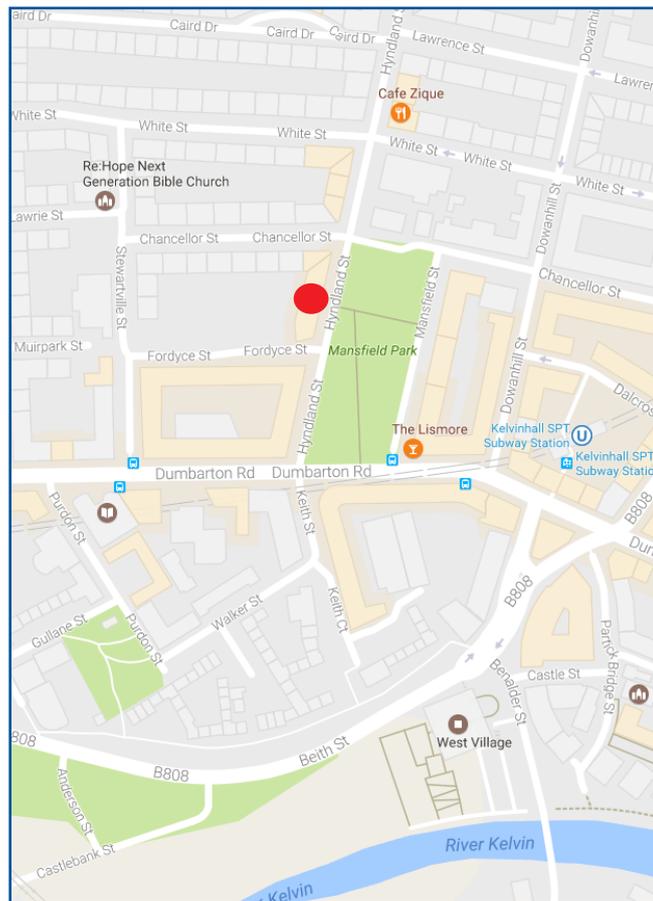
- **Popular west end location**
- **Within fully occupied retail parade**
- **Small, easily managed unit**
- **100% rates relief**
- **36.75 sq m (396 sq ft)**
- **Offers over £70,000 (no VAT)**

Location

The shop is located to the west of Hyndland Street, north of Fordyce Street and a short distance from Dumbarton Road, the main road passing through Partick. Hyndland Road is immediately adjacent to Mansfield Park, and therefore enjoys open aspects to the east. The street serves as one of the main links between Dumbarton Road to the south and Highburgh Road to the north.

The property enjoys excellent public transport connections, with regular and varied bus services passing along Dumbarton Road and Byres Road, whilst Kelvin Hall subway station is located a few minutes' walk away, and Partick railway station is a short distance to the west.

The surrounding area is characterised by tenement properties, the majority of which have shops on the ground floor and residential flats above. Surrounding occupiers include a butchers shop, café, florists, barbers and vet practice.



Description

The retail unit forms part of the ground floor of a traditional mid terraced tenement building, being 4 storeys in height, constructed of solid sandstone and having a pitched, timber framed and concrete tiled roof. The shop has a timber framed single glazed display window and door, both of which are protected by an external steel roller shutter door.

Internally, the unit has been subdivided to form main sales area, rear staff/storage area and toilet.

Within the main sales area, the floor is of suspended timber, overlaid in vinyl, with the walls to the main sales area being shopfitted. The ceiling is of suspended acoustic tiles, incorporating low voltage halogen lights and recessed fluorescent fittings.

To the rear, the walls and ceiling is of plasterboard/plaster and the area benefits from high level storage space. The toilet contains WC and WHB, with hot water via an electric geyser fitting.

Accommodation/areas

From sizes taken at the time of our inspection, we calculate the property to extend to a total net internal area of 36.75 sq m (396 sq ft)

The above area excludes the toilet area which extends to 2.38 sq m (26 sq ft).

Rating

The current Rateable Value is £8,200.

The property benefits from 100% rates relief (to eligible companies) under the Scottish Government's Small Business Bonus Scheme.

Price

Offers over **£70,000**

VAT

There is no VAT payable on the price.

Energy Performance

The property has an EPC rating of G. A full copy of the certificate can be made available to interested parties upon request.

Legal Costs

Each party will bear their own legal costs in the transaction.

The purchaser will be responsible for the cost of any Registration Dues or LBTT.

Date of Entry

Immediate entry is available.

Viewing and further information

By contacting the Sole Selling Agent:

Thomson Property Consultants
2nd Floor
180 West Regent Street
Glasgow
G2 4RW

Tel: 0141 611 9666

Fax: 07006 037140

Contact: Eric Thomson

Email: eric@thomsonproperty.co.uk



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