

FOR SALE

RETAIL UNIT



8 Chancellor Street, Glasgow, G11 5RQ

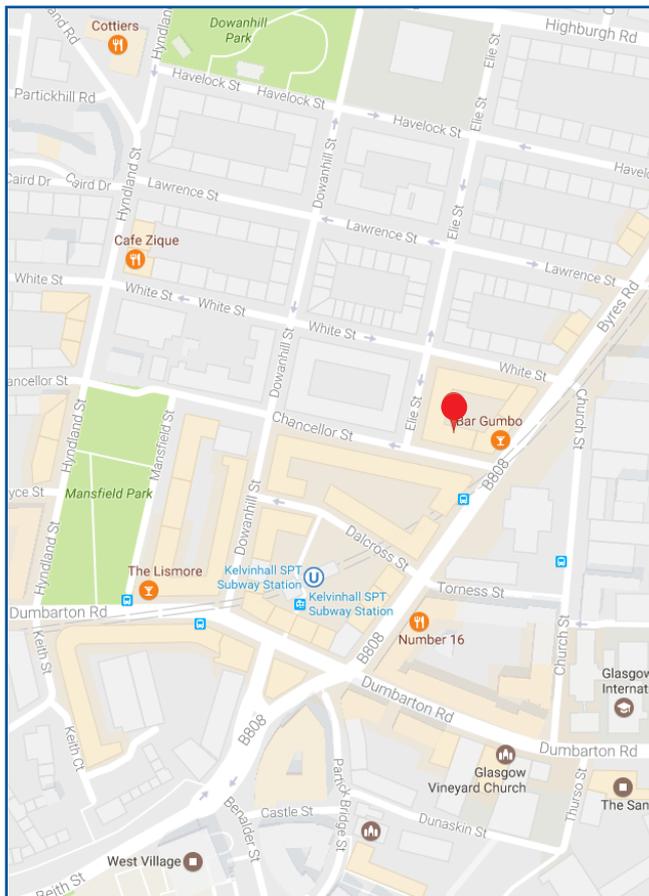
- **Popular west end location**
- **Within established retail parade**
- **Small, easily managed unit**
- **100% rates relief**
- **30.59 sq m (329 sq ft)**
- **Offers over £70,000 (no VAT)**

Location

The shop is located to the north of Chancellor Street, immediately west of Byres Road, the main shopping street in the west end of Glasgow. Chancellor Street forms a mail link between Byres Road to the west and Hyndland Street to the east.

The property enjoys excellent public transport connections, with regular and varied bus services passing along Dumbarton Road and Byres Road, whilst Kelvin Hall and Hillhead subway stations are both close-by, and Partick railway station is a short distance to the south.

The surrounding area is characterised by tenement properties with ground floors primarily residential but interspersed with retail units. Surrounding occupiers within Chancellor Street include a café, bicycle repair shop and Korean takeaway, with occupiers on Byres Road including a restaurant, The University Café and a newsagent.



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, being protected by a steel roller shutter door with the entrance being protected by the original full height timber storm doors.

Internally, the unit has been subdivided to form main sales area, tea prep area and toilet.

Within the main sales area, the floor is of solid concrete, overlaid in laminate, with the walls to the main sales area being lined in stud plasterboard partitioning. The ceiling is full height and assumed to be of lath and plaster, finished in paint.

The tea preparation area contains a basic floor mounted unit with single stainless steel sink and drainer, with the toilet containing WC.

Accommodation/areas

From sizes taken at the time of our inspection, we calculate the property to extend to a total net internal area of 30.59 sq m (329 sq ft)

The above area excludes the toilet area which extends to 1.34 sq m (14 sq ft).

Rating

The current Rateable Value is £6,600.

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

Price

Offers over **£70,000**

Service/ Factor's Charges

Information is available via the sole selling agent.

VAT

There is no VAT payable on the price.

Energy Performance

The property has an EPC rating of [TBC]. 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.

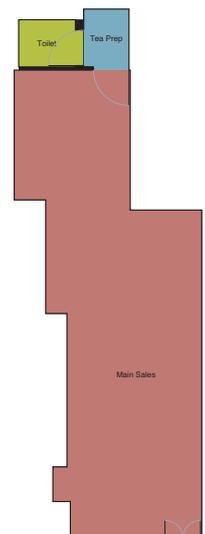
Viewing and further information

By contacting the Sole Selling Agent:

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Glasgow
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