



TO LET

162 Queen Margaret Drive | Glasgow | G20 8NX

Dykes
Property Consultants

Location

The premises are located in the trendy “West End” of Glasgow, to the north of the famous Byres Road, opposite the Botanic Gardens, in an area of high density residential apartments. The premises are located next to Tesco Express, and Zen Chinese Restaurant. A number of bars and restaurants can be found on nearby. The area is well served by public transport. Hillhead underground station is a short walk away whilst there are numerous bus services on Great Western Road and Maryhill Road.

Description

The shop is a ground floor shop, within a new (2011) building with flats above. Internally the property has suspended lay in grid fibre board ceiling and 600x600 modular lighting. There is a kitchen, toilet and accessible toilets as well as air conditioning for the main shop. The property benefits from Class 3 Restaurant Use a brand-new extract system and flue has been installed. The property further benefits from a 3 phase electrical and gas supply.

Floor Area

Internal width	5.36 m 17 ft 7 ins
Shop Depth	19 m 62 ft 4 ins
Net internal area	101.8 sq m 1096 sq ft

Lease Terms

The premises are offered on a new full repairing and insuring lease for a period of up to 10 years at a rent of £20,000.00 per annum + VAT

Rating

The subjects are entered in the Current Valuation Roll at RV £17,900.

EPC Rating

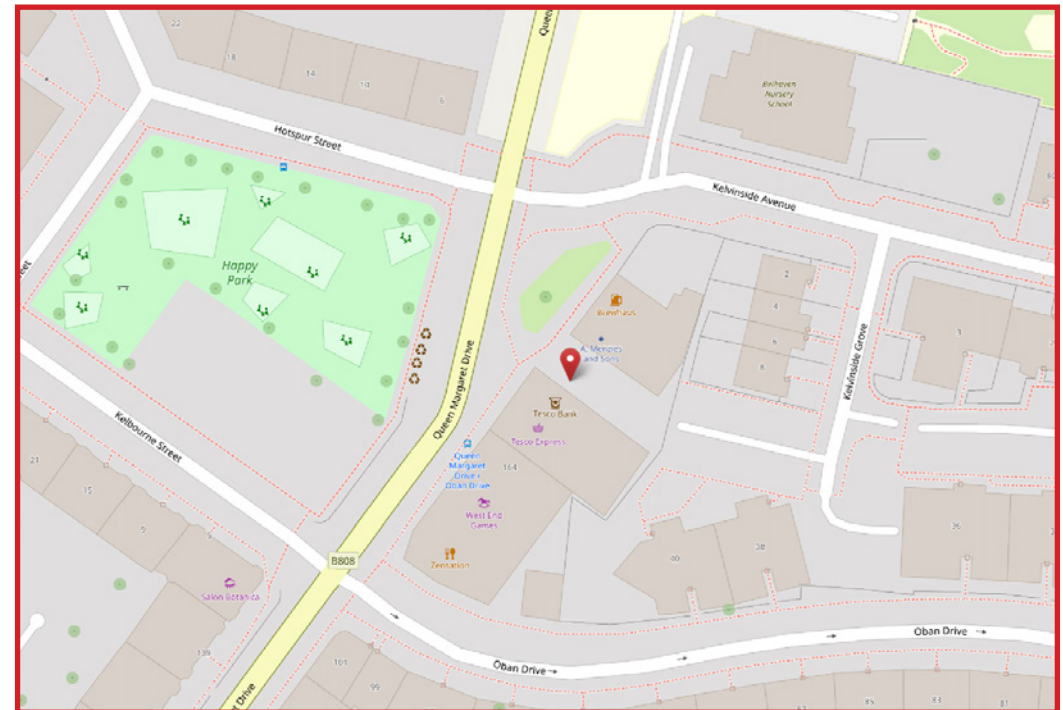
Available upon request

Viewing

By arrangement

Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 are now in force. Consequently, Dykes Property Consultants are required to carry out due diligence not only on our clients but also on any purchaser or occupiers. Following acceptance of an offer, as a minimum a prospective purchaser / occupier will be required to provide proof of identity, residence and proof of funds before the transaction can complete.



Strictly by prior arrangement with the letting agents.

Call Greg Dykes 07447 983400

Office 0141 248 7808 or email: Greg@dykesproperty.co.uk

DISCLAIMER

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