





Shop Unit

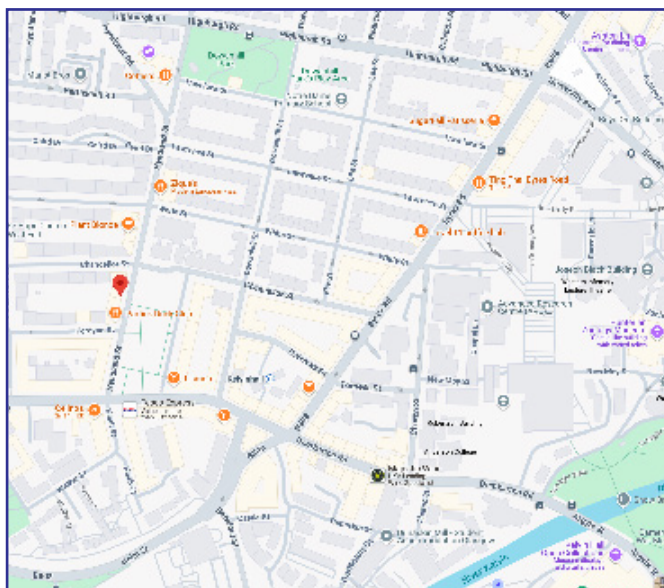
# To let/may sell



43 Hyndland Street, Glasgow

-  Rarely available shop unit with Glasgow's affluent west end.
-  Vat free rent
-  Net internal area of 32.52 sq m (350 sq ft), plus basement storage
-  Rental offers over £12,000 per annum exclusive.

# 43 Hyndland Street, Glasgow



## Location

43 Hyndland Street is located within the affluent and popular west end of Glasgow in an area known as Mansfield Park, but more commonly associated as Partick. Occupiers in the immediate vicinity are local in nature and include Clan Skates and Pescado Restaurant.

## Description

The shop is laid out over ground floor with a basement accessed via a hatch. It is contained within a traditional four storey, red sandstone tenement under a pitched and slated roof.

## Accommodation

We calculate the net floor area extends to the following:

• Front shop	19.12 sq m	(206 sq ft)
• Back shop	13.35 sq m	(144 sq ft)
• Total	32.52	(350 sq ft)

• Basement storage*	27.87 sq m	(300 sq ft)
---------------------	------------	-------------

\*Height restricted

## Energy Performance Certificate

Available upon request.

## Rental / May Sell

Offers over £12,000 per annum are invited for the benefit of a full repairing and insuring lease over the subjects. Our clients have a strong preference to lease, however offers over £150,000 exclusive are invited for parties interested in purchasing only.

## Rateable value

The incoming tenant will be responsible for local authority rates which are currently assessed as £7,900 NAV / RV.

## Anti Money Laundering

Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## Legal costs

Each party to pay their own legal costs in connection with the transaction with the purchaser being responsible for any registration dues and stamp duty.

## Viewing and further information

Strictly by appointment with the sole agents

Name: Paul Hamilton

Telephone: 0141 222 2777

Email: [enquiries@hamiltoncharteredsurveyors.com](mailto:enquiries@hamiltoncharteredsurveyors.com)

Hamilton Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants 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; (iii) no person in the employment of Hamilton Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

