

# To Let

(MAY SELL)

Prominent Retail/Cafe Unit

**58 Cresswell Street,  
Hillhead, Glasgow G12 8AP**



### Location

Glasgow is Scotland's largest city with an estimated population in the region of 660,000 persons and a further total catchment population in the region of 2,000,000.

The property is located on the north side of Cresswell Street, close to its junction with Byres Road, within the heart of the affluent west end area of Glasgow. Occupiers within the immediate vicinity include Superdrug, Orro Contemporary Jewellery, Napiers and Virgin Money along with other national and local retailers located within Byres Road itself.

## Description

The property comprises a ground floor retail/cafe unit set within a four-storey building of sandstone construction. Internally the unit is comprehensively fitted out as a café which includes tables, chairs, servery and disabled toilet plus wash facilities. Upper floors are in residential use.

## Accommodation

The unit is arranged over the ground floor only and extends to the following approximate floor areas:

Ground Floor	763 sqft	70.89 sqm
Disabled WC	72 sqft	6.69 sqm
<b>Total Area</b>	<b>835 sqft</b>	<b>77.57 sqm</b>

## Rental

The unit is available by way of a new Full Repairing and Insuring Lease at rental offers in excess of £37,500 per annum exclusive. Sale price upon application.

## Legal Costs

Each party shall be responsible for their own legal costs incurred in the transaction.

## Energy Performance Certificate

An EPC for the unit is available upon request.

## Planning

We understand that the property currently benefits from a Class 1A (Retail) consent.

## Rating Liability

Rateable Value	£28,250
UBR (2024/25)	£0.498
Rates payable	£14,069 for current year

## Viewings

All viewings and further information is via the sole letting agents.

**Douglas Hogg, HSA Retail**

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## Subject to Contract

**Date: November 2024**

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Experian Goad Plan Created: 04/11/2024  
Created By: HSA Retail Limited



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