

**TO LET
PRIME SHOP UNIT
382 BYRES ROAD
GLASGOW, G12 8AR**



Location

Byres Road forms the main retail location within Glasgow's West End, centred on Glasgow University and is a popular residential location. The subjects occupy a prominent position directly opposite Waitrose at the north end of Byres Road and close to the Botanic Gardens. Other retailers in the parade include Vision Express, Oran Mor, Time and Tide and Papyrus.

Accommodation

Arranged over ground and basement the subjects are currently fitted out to provide sales to the front, staff facilities to the rear and storage within the basement.

From our inspection, we calculate the shop to provide the following areas and dimensions: -

Gross Frontage	:	12' 10"	(3.91m)	Ground Floor	:	392 ft ²	(36.41m ²)
Net Frontage	:	10' 9"	(3.27 m)	Basement	:	265 ft ²	(24.62 m ²)
				Total	:	657 ft²	(61.03 m²)

Terms

The subjects are available on a new FRI lease of negotiable term. Our clients are seeking rental offers in the region of £30,000 per annum exclusive.

VAT

All terms are quoted net of VAT where applicable.

Entry

July 2026 or earlier subject to vacant possession.

Legal Costs

Each Party is to be responsible for their own legal costs with the ingoing tenant being responsible for LBTT.

Energy Performance Certificate

The subjects have an EPC Rating of 'G', a copy of the Certificate is available on request.

Rating

We understand the subjects are entered into the Valuation Roll as follows:-

Rateable Value ('25/'26): £23,250
 Rates payable ('25/'26): £12,439

Date Of Publication: 16th February 2026

Money Laundering Regulations

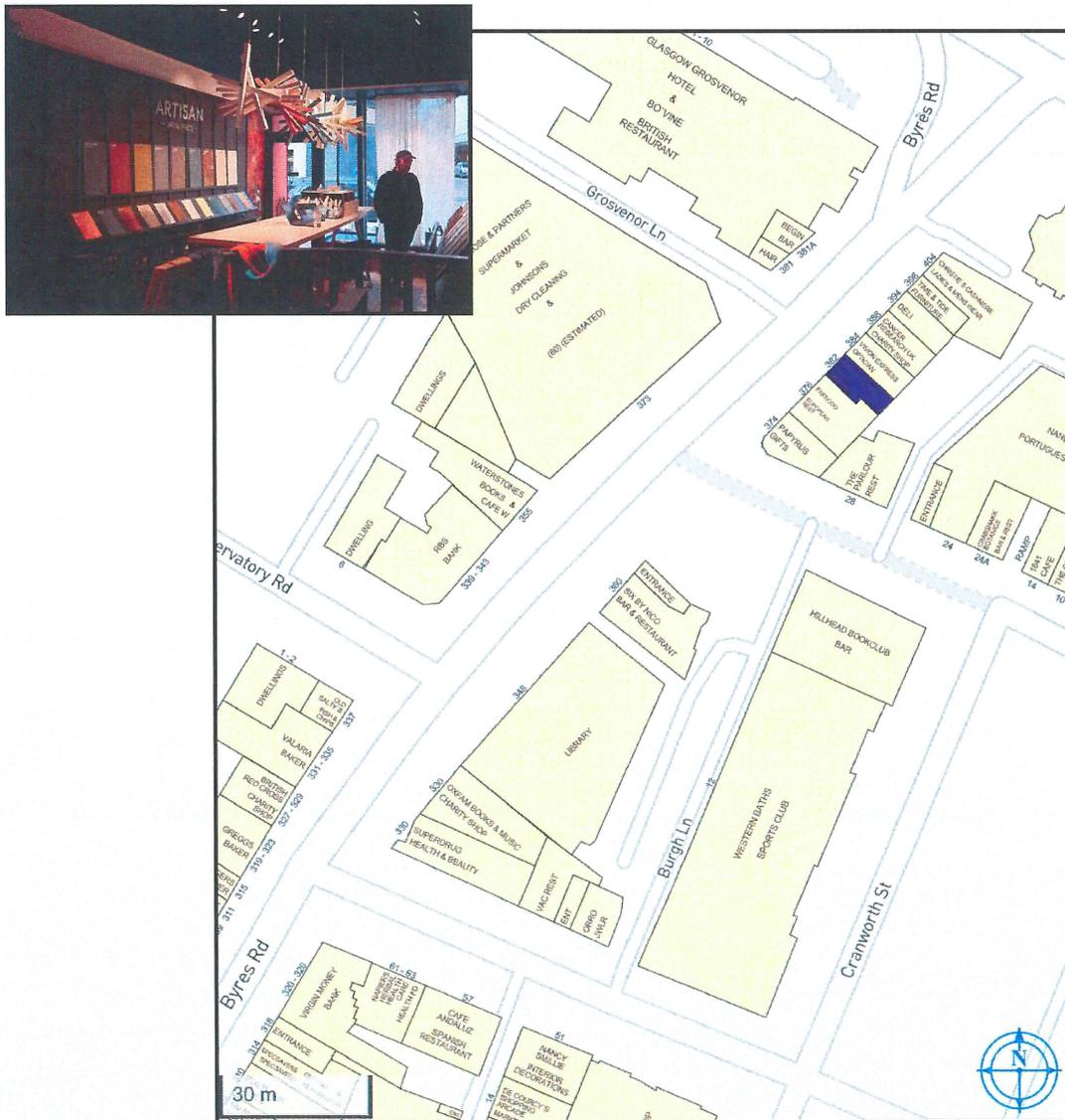
To comply with Money Laundering Regulations, we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

Viewing / Further Information

Viewings to be arranged through the sole letting agents;

Tel: 0141 221 6161
 Contact: Graham Figs / Colette Brough
 Email: graham@wbf.co.uk / colette@wbf.co.uk

Location Plan



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