



Retail Opportunity- Hyndland Station

TO LET - RETAIL UNIT

Hyndland Station, Glasgow G11 7EY

A new business opportunity has arisen in Hyndland for a Grab & Coffee shop. This station has a high captive audience.

Location:

Hyndland Railway Station serves Hyndland in Glasgow, Scotland. The station is 3.25 miles west of Glasgow Central and 2.75 miles west of Glasgow Queen Street on the Argyle and North Clyde lines.

*The latest figures available from the Office of Rail and Road (ORR) record passenger entries and exits of 1,631,000 for 2019/2020.

1,631,000 +

Annual station footfall*

ADVANCE  VENTURES





Grab & Go Coffee | Newsagent

Property:

The premises comprise a single retail kiosk located on the island platform serving both Platform 1 and 2. The net internal floor area is as follows. The net internal floor area is as follows.

Unit Size:

Ground Floor: 15.00 sq.m.

161 sq. ft.

Rates Services & Insurance:

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning. Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively

Rent:

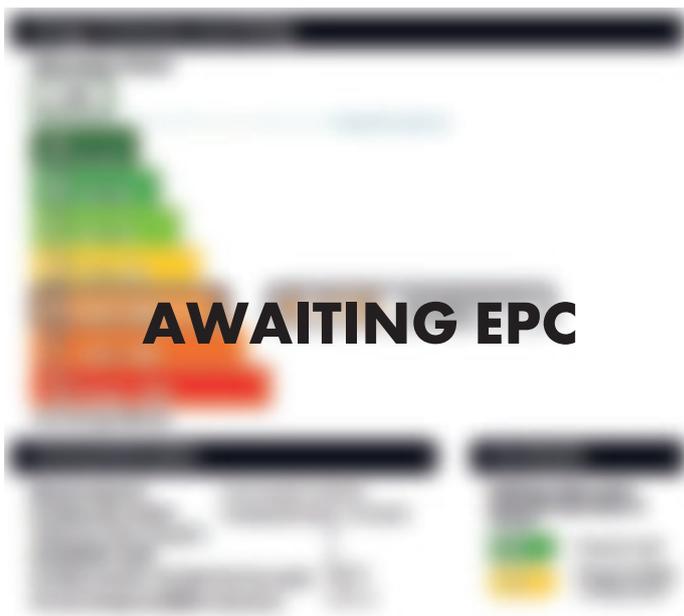
To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

Costs:

The ingoing occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.

Advance Ventures is acting on behalf of Abellio ScotRail LTD, a company registered in Scotland with company number SC450732 and as lessor of this property gives notice that: (1) These particulars are produced in good faith but are a general guide only and do not constitute any part of a contract. (2) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (3) Nothing in these particulars should be deemed a statement that the property is in good condition, free from any deleterious materials or that any services or facilities are in working order. (4) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. The purchaser or lessee are advised to carry out their own investigations if required. (5) It should not be assumed that the property has all necessary planning, building or other consents required and the purchaser or lessee shall be responsible for obtaining such consents.

EPC:



Inspection:

Viewings can only be carried out with prior notice by contacting:

enquiries@advanceventures.co.uk