

**DALKIN + CO**

**TO LET**

**FULLY FITTED HAIR SALON IN WEST END**

**THE PROPERTY WOULD ALSO BE IDEALLY SUITED FOR VARIOUS USES INCLUDING  
ESTATE AGENTS / RETAIL / OFFICE / CLINIC / SURGERY**

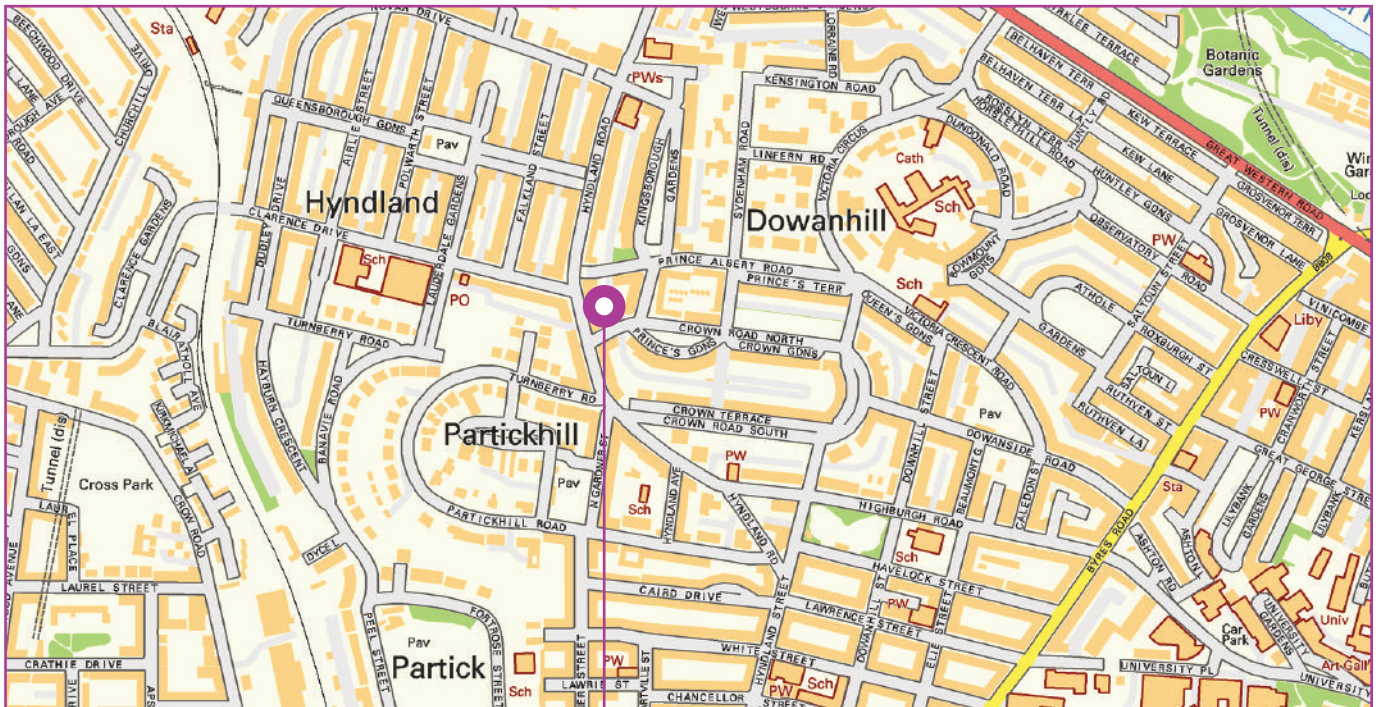


**153 HYNDLAND ROAD  
GLASGOW G12 9JA**

Standard Buildings, 94 Hope St, Glasgow G2 6PH  
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**07766 203 213**





## Location

The subjects are located in the heart of the West End lying between Great Western Road and Byres Road in the heart of Hyndland.

The property is located on the east side of Hyndland Road between its junctions with Clarence Drive and Crown Road North.

Located in a very busy stretch and next to **EPICURES BAR + RESTAURANT** and a number of long established local traders such as **CORKE + CASTE**; **YATES HELLIER ESTATE AGENTS**; **MACKIE PHARMACY**; **THE CLARENCE**; **BASUS HOME**; **DEVONSHIRE DENTAL CARE**; **HYNDLAND BOOKSHOP** whilst **SAINSBURYS**; **CORUM**; **NOVAR DRIVE COFFEE**; **CAFFE PARMA** and **WESTERN HEALTH + RACQUETS CLUB** are also in close proximity on Hyndland Road.

## Description

The subjects comprise a double fronted shop unit contained within a 4 storey red sandstone tenement.

The unit is currently trading as **THOMAS + VIVIENNE IONTA HAIR SALON** and has been trading since 1984. The unit is in walk in condition and currently has 6 chairs and 2 wash basins and a small reception and waiting area.

## Rent

£22,300 per annum.



## Accommodation

FRONTAGE	14'0	( 4.3m ) approx.
DEPTH	49'2	( 15m ) approx
GROUND FLOOR AREA	563 sqft	( 52.3 sqm ) approx
BASEMENT	495 sqft	( 46 sqm ) approx
<b>TOTAL FLOOR AREA</b>	<b>1,058 sqft</b>	<b>( 98.3 sqm ) approx</b>

Toilets and staff areas are provided at the rear of the salon whilst the basement area provides an additional area primarily for storage purposes.



## Lease

The subjects are held on a long term lease which was extended from the initial lease in 2018 and as such the new lease expires on 28th August 2035.

The landlord has confirmed he is willing to consider extending the lease if the new tenant wishes a longer lease - further details on request.

## Rent Reviews

The rent will be reviewed 5 yearly with the next review due in February 2028 and February 2033.

## Break Option

The tenant will have the option to break the lease on 28th February 2028 on providing 6 months written notice.

## VAT

The property is VAT elected.

## Premium

Our client is looking to assign their interest and are happy to leave the unit "as is" so would be an ideal opportunity for a salon looking to extend or expand into the West End.

The most important matter is finding a suitable new tenant to either continue as a salon or to adapt the premises to suit a different use moving forward.

The client is flexible on terms - further information on request.

## Entry

Available from end of August 2025.

## Legal Costs

Both parties will be responsible for their own legal costs.

## ANTI MONEY LAUNDERING

In accordance with anti - money laundering regulations 2 forms of identification along with a home address and information to confirm the source of funding will be required from the successful buyer or new tenant.

## Viewing & Further Information

Strictly by prior arrangement. Please contact the sole agent to arrange viewing the property.

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