



Prime Retail Unit

Rent: On application

NIA: Ground 7,427 sq ft / Basement 2,683 sqft

Location

Glasgow is Scotland's largest city with a population of approximately 660,000 and an estimated shopping catchment of 2 million.

The premises occupy a prominent corner location on Sauchiehall Street at the junction with Rose Street. Nearby occupiers include Tesco Express, Caffè Nero, Willow Tea Rooms, Taco Bell and Black Sheep Coffee.

Accommodation

The premises comprise the ground and basement floors of a 4 storey stone building. The premises benefit from an extensive frontage and corner position.

The premises extend to the following approximate areas:

Ground Floor: 7,427 sq ft / 690.0 sqm
Basement: 2,683 sq ft / 249.26 sqm

Rent

On application.

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: £109,000
UBR (2020/21): £0.524
Rates Payable: £57,116 pa

Planning

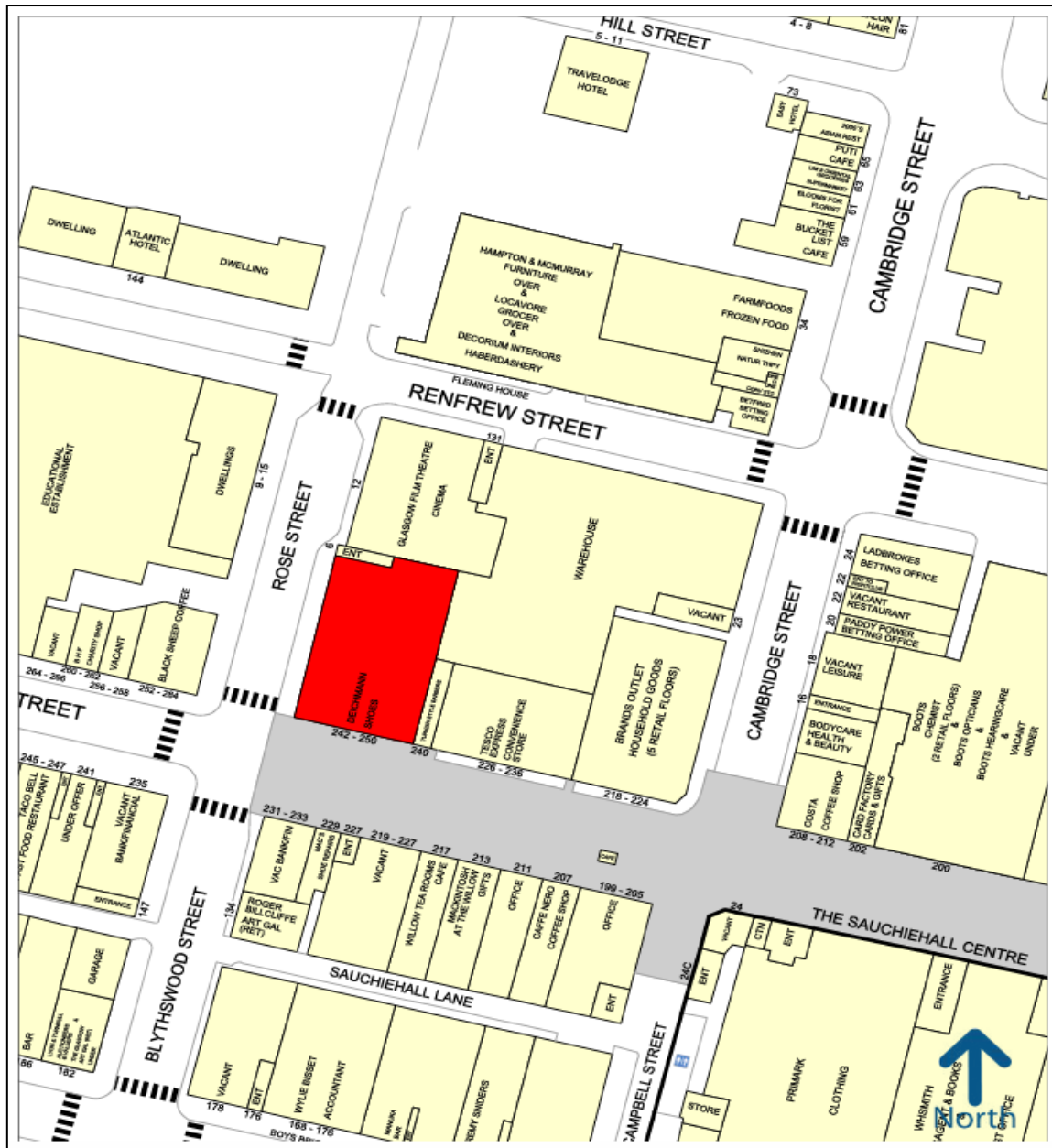
We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent. Interested parties are advised to speak directly to the Local Planning Authority.

EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the incoming tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



Viewing strictly by appointment with BRITTON PROPERTY

Andrew Britton

T. 07990 505 421

E. andrew@brittonproperty.co.uk

Important Notice

BRITTON PROPERTY, their clients and any joint agents give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and BRITTON PROPERTY have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.