



Prime Retail Unit – permitted change to Class 3 restaurant consent

Rent: On application

Whole Building available

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 position on Sauchiehall Street between the junctions of Rose Street and Douglas Street. The area is a well-established retail and restaurant destination with a mix of national and independent operators such as Nandos, Heavenly Desserts, Blacksheep Coffee, Taco Bell, Sprigg, CEX, CUPP and soon to be Oodles.

Accommodation

The premises comprise a 4 storey building with retail areas which extend over ground, basement, mezzanine and first floors. The premises provide a mixture of storage and office accommodation on the remaining upper floors.

The premises extend to the following approximate areas:

Ground Floor: 1,111 sq ft / 103.27 sqm

Basement: 1,962 sq ft / 182.27 sqm

Mezzanine: 551 sq ft / 51.23 sqm

First Floor: 1,618 sq ft / 150.27 sqm

Second Floor: 1,843 sq ft / 171.25 sqm

Rent

On application.

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: £66,000

UBR (2020/21): £0.511

Rates Payable: £33,726 pa

Planning

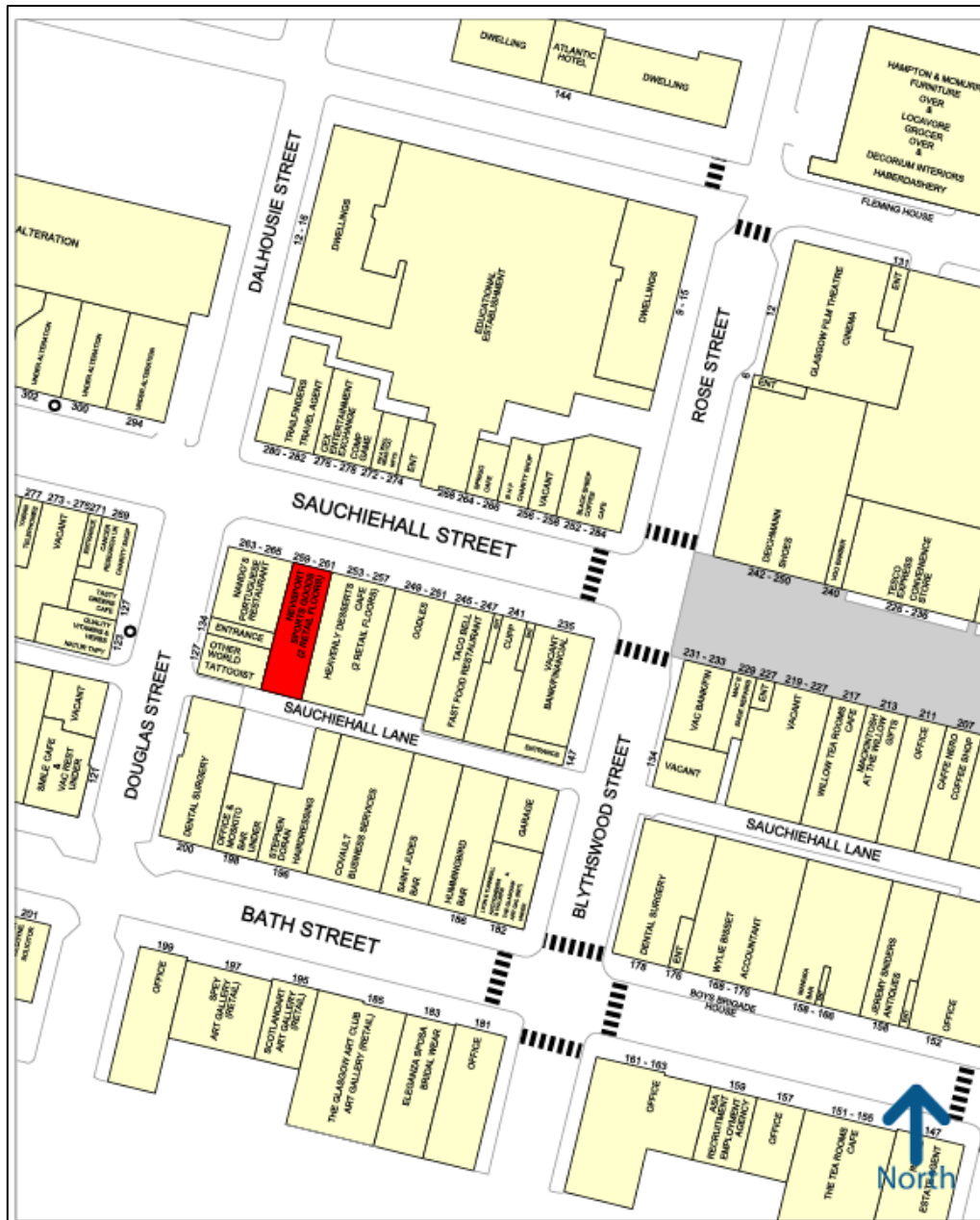
We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent. There is also permitted change to Class 3 restaurant use. Interested parties are advised to speak directly to the Local Planning Authority.

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**

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