

THE SAUCHIEHALL BUILDING, 142 BATH STREET GLASGOW

To Let

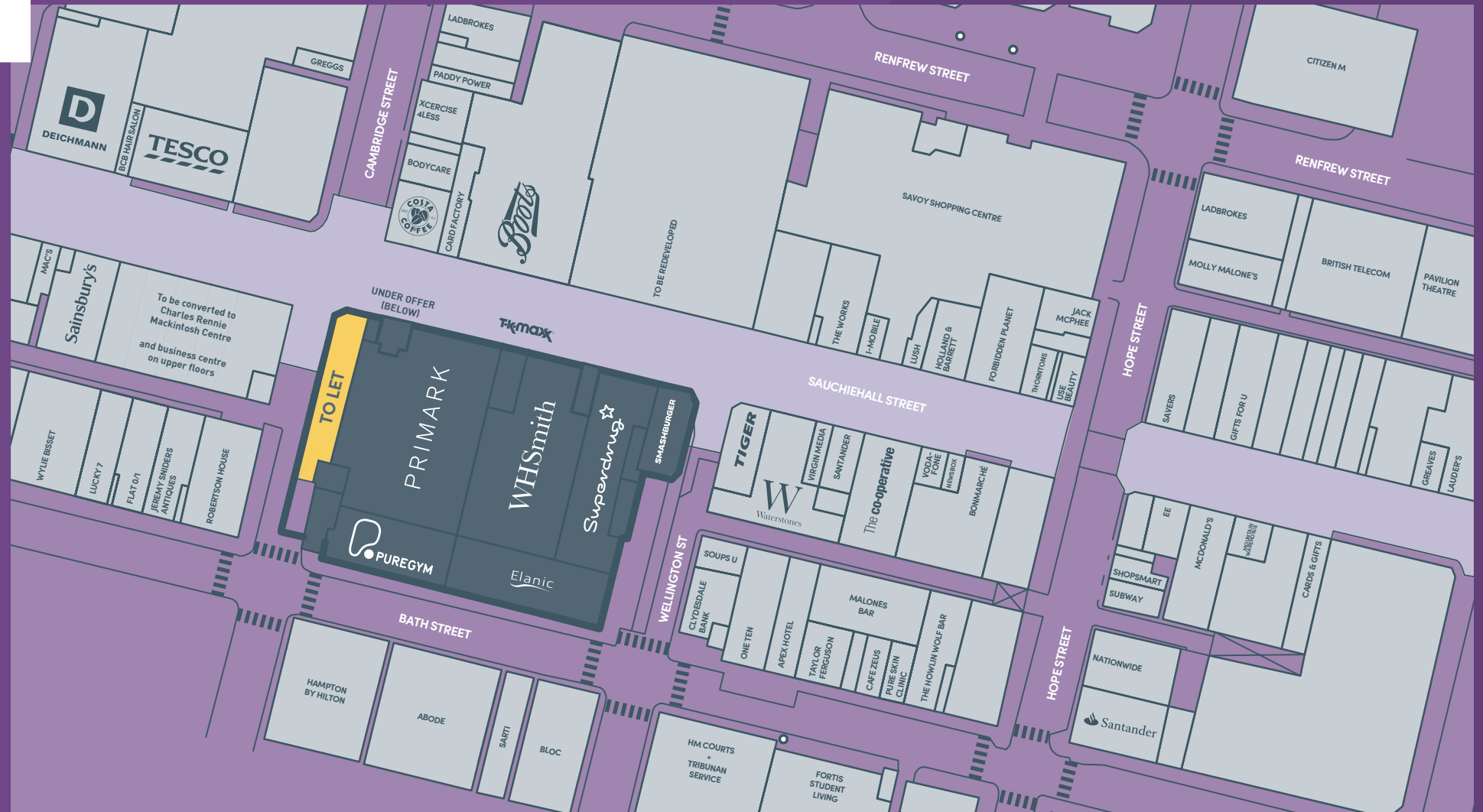
RESTAURANT /  
BAR / LEISURE  
OPPORTUNITY

4,465 sq ft (414.8 sq m)



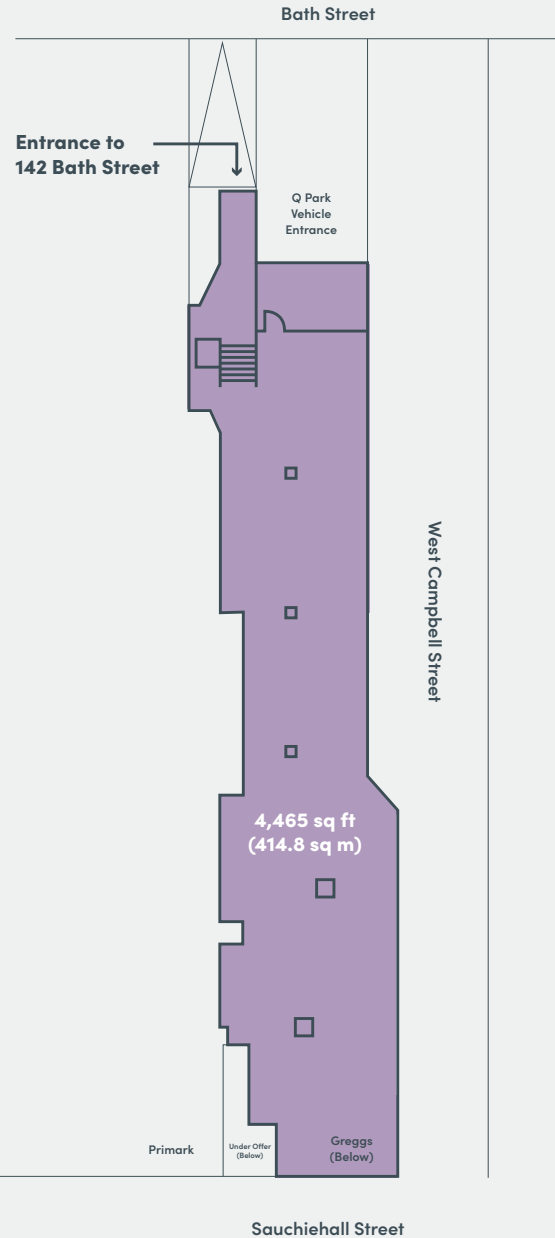
# PRIME LOCATION

The available unit overlooks the pedestrianised section of Sauchiehall Street, in the prime pitch between Wellington Street and West Campbell Street, opposite Boots and the former M&S store which is to be redeveloped into a 619 bed student accommodation block.



Access to the unit is on Bath Street, opposite Hampton by Hilton Hotel, ABode Hotel and in close proximity to a number of bars and restaurants. The immediate area is experiencing a significant transformation with a number of new developments currently under construction or awaiting planning. The former M&S store at 172 Sauchiehall Street, opposite The Sauchiehall Building, is to be redeveloped into a 619 bed student accommodation block, 225 Bath Street will comprise a new 527 unit student accommodation block and a 433 unit serviced apartment block named 'Holland Park' on Pitt Street is scheduled to complete Autumn 2024.

# FLOOR PLAN



The premises occupy an elevated, prominent corner position in the prime retail pitch on Sauchiehall Street where the annual footfall is 16 million per year.

The location benefits from footfall day and night due to being in the heart of the city centre with excellent public transport connections nearby.



## LEASE TERMS

The unit is available to let by way of a new Full Repairing and Insuring Lease for a term to be agreed.

## RENT

Offers over £75,000 per annum are sought.

## BUSINESS RATES

Rateable Value	£53,500
UBR (2023/2024)	£0.545
Rates Payable	£29,157

## SERVICE CHARGE

The tenant will be liable for a fair and equitable proportion of the common service charge.

## VAT

For the avoidance of doubt, all figures and prices are quoted exclusive of VAT

## EPC RATING

A copy of the EPC is available on request

## LEGAL COSTS

Each party will be liable for its own legal expenses incurred in any transaction, with the tenant being liable for LBTT, registration dues and any VAT therein related to the lease.

## CONTACT

For further information please contact the joint agents.



Andrew Britton  
andrew@brittonproperty.co.uk  
0141 266 0675



Martin Gudaitis  
mg@ppcllp.com  
0141 212 3031

Important Notice: Britton Property / Paradigm 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 / Paradigm have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. June 2024