



### Prime Retail / Restaurant Unit

**Rent: Offers over £115,000 per annum**

**GIA: Ground 2,460 sq ft / First 2,182 sqft / Second 2.287 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 100% prime location on the north side of the pedestrianised section of Sauchiehall Street.

Nearby occupiers include Popeyes, Savers, Chopstix, McDonalds and Kokoro.

### Accommodation

The premises comprise a double fronted retail premises arranged over ground, first and second floors within a 3 storey blonde sandstone building.

The premises extend to the following approximate areas:

Ground Floor: 2,460 sq ft / 228.62 sqm

First: 2,182 sq ft / 202.79 sqm

Second: 2,287 sq ft / 212.55 sqm

### Rent

Offers over £115,000 per annum

### Lease

The subjects are available on a new FRI lease.

### Rates

Rateable Value: £59,500

UBR (2020/21): £0.511

Rates Payable: £32,427.50 pa

### Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent. The premises can also be used for Class 3 Restaurant use subject to securing the necessary extraction 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 ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



**BRITTON**  
PROPERTY

**To Let**

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**Viewing strictly by appointment with BRITTON PROPERTY**

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