



Retail / Office / Showroom / Leisure opportunity

Substantial glazed frontage

First Floor: 12,237 sqft

Rent: o/o £65,000pa

Price: o/o £650,000

Location

The location in Glasgow city centre is close to shopping on Sauchiehall Street, in an area of mixed retail, leisure and business use. The subject property is located within the northern section of the city centre, on the corner of Cambridge Street and Renfrew Street. The surrounding area is in mixed use with retail, residential and leisure accommodation.

Neighbouring occupiers include Tesco, Boots the Chemist, Primark, TK Maxx, Costa, Farmfoods, Cambridge Street car park (812 spaces), Glasgow Film Theatre, Doubletree by Hilton Hotel, Travelodge, Easyhotel, Citizen M Glasgow and The Royal Conservatoire of Scotland.

Accommodation

The subjects have excellent first floor frontage and presence onto both Cambridge and Renfrew Street(s) comprising a large retail footprint of approx. 12,237 sq ft (1,137 sq m) on a single first floor level, with customer access and goods servicing from the Renfrew Street pedestrian ramp.

The subject property comprises a retail/showroom premises occupying part of the first floor within a concrete framed building. The layout of the subjects is generally regular and "square". An indicative layout plan is available on request.

Rent

Offers over £65,000 pa exclusive are invited.

Lease

The subjects are available on a new FRI lease.

Price

Offers over £650,000

Rates

Rateable Value: £114,000

UBR (2026/27): £0.548

Rates Payable: £62,472 pa

Planning

The subjects are currently in Class 1 Retail use as a showroom. The property has potential for alternative uses including Leisure (including licensed), Offices, Studio etc. subject to change of use planning permission and all other necessary local authority consents.

EPC

On application

Legal Costs

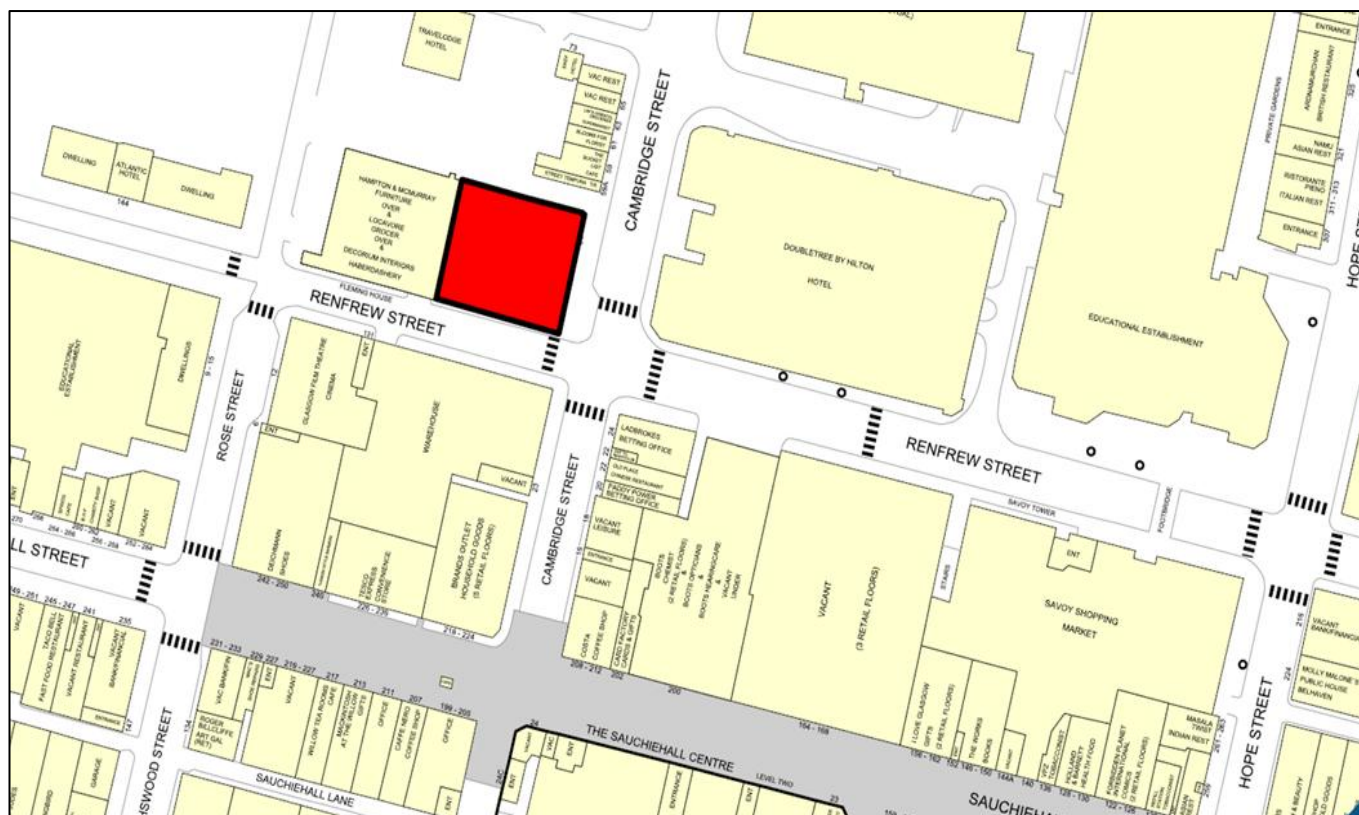
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



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Glasgow G3 6ST





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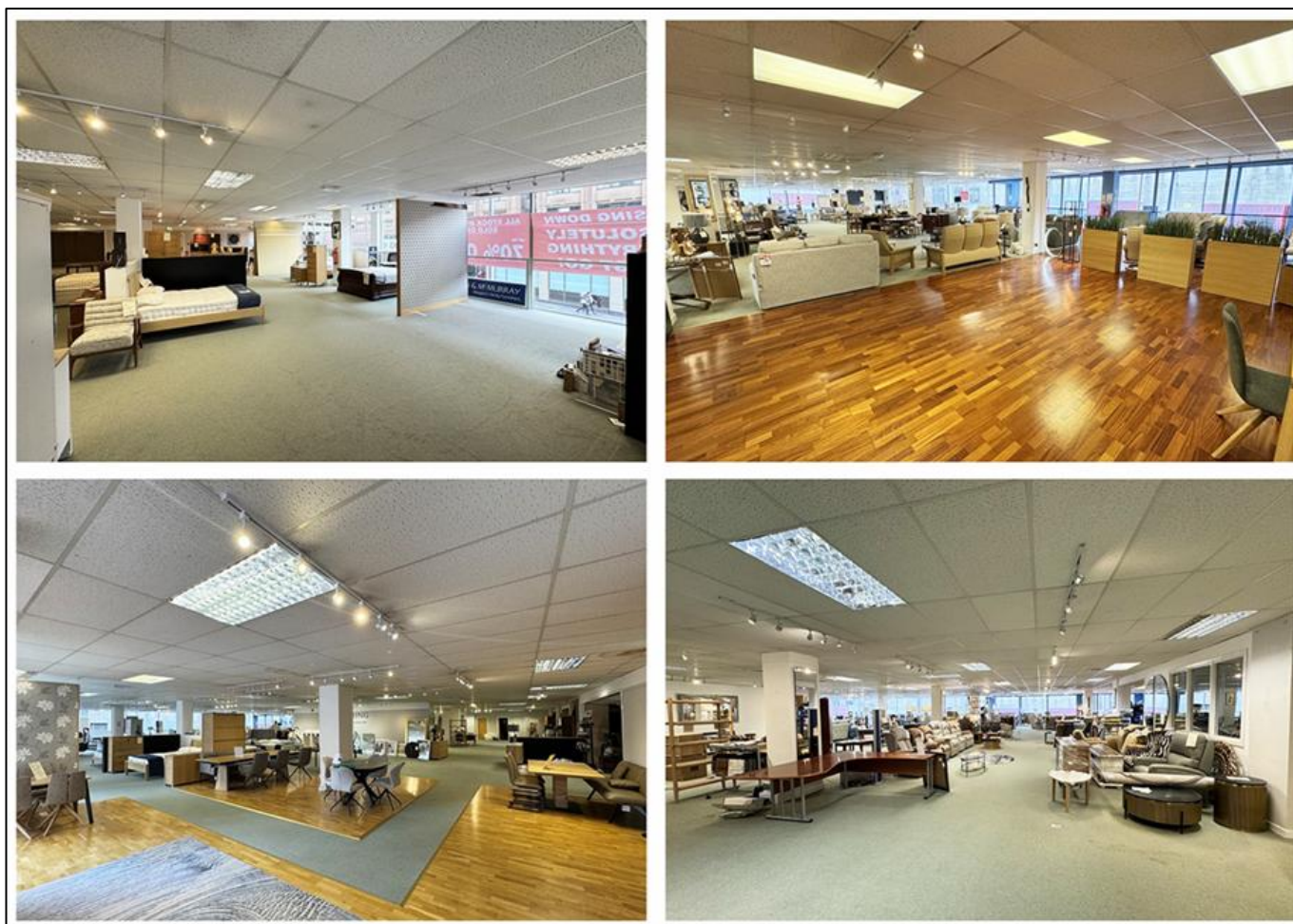




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Anti Money Laundering and Proceeds of Crime regulations require agents acting for both parties to all transactions to undertake due diligence on both the purchaser(s) and vendor(s) / landlord(s) and tenant(s). We must identify and verify all relevant parties, who are required to disclose all relevant information prior to the conclusion of the transaction.

Viewing strictly by appointment with BRITTON PROPERTY

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