



Prime Retail Unit

Rent: O/O £45,000pa

NIA: Ground Floor: 1,778 sqft / First Floor: 1,682 sqft / Basement: 1,363 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 position on Sauchiehall Street between the junctions of Blythswood Street and West Campbell Street. The area is a well-established retail destination with a mix of national and independent operators such as Caffe Nero, Mackintosh at the Willow, Tesco Metro, Costa, Greggs, Black Sheep Coffee.

Accommodation

The premises comprise the ground, 1st and basement floors of a 4 storey sandstone building. The premises provide retail sales at ground floor with a mixture of storage and staff accommodation on the remaining floors.

The premises extend to the following approximate areas:

Ground Floor: 1,778 sq ft / 165 sqm

Basement: 1,363 sq ft / 127 sqm

First Floor: 1,682sq ft / 156 sqm

Rent

O/O £45,000 pa are sought.

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: £46,750

UBR (2025/26): £0.498

Rates Payable: £23,281 pa

Planning

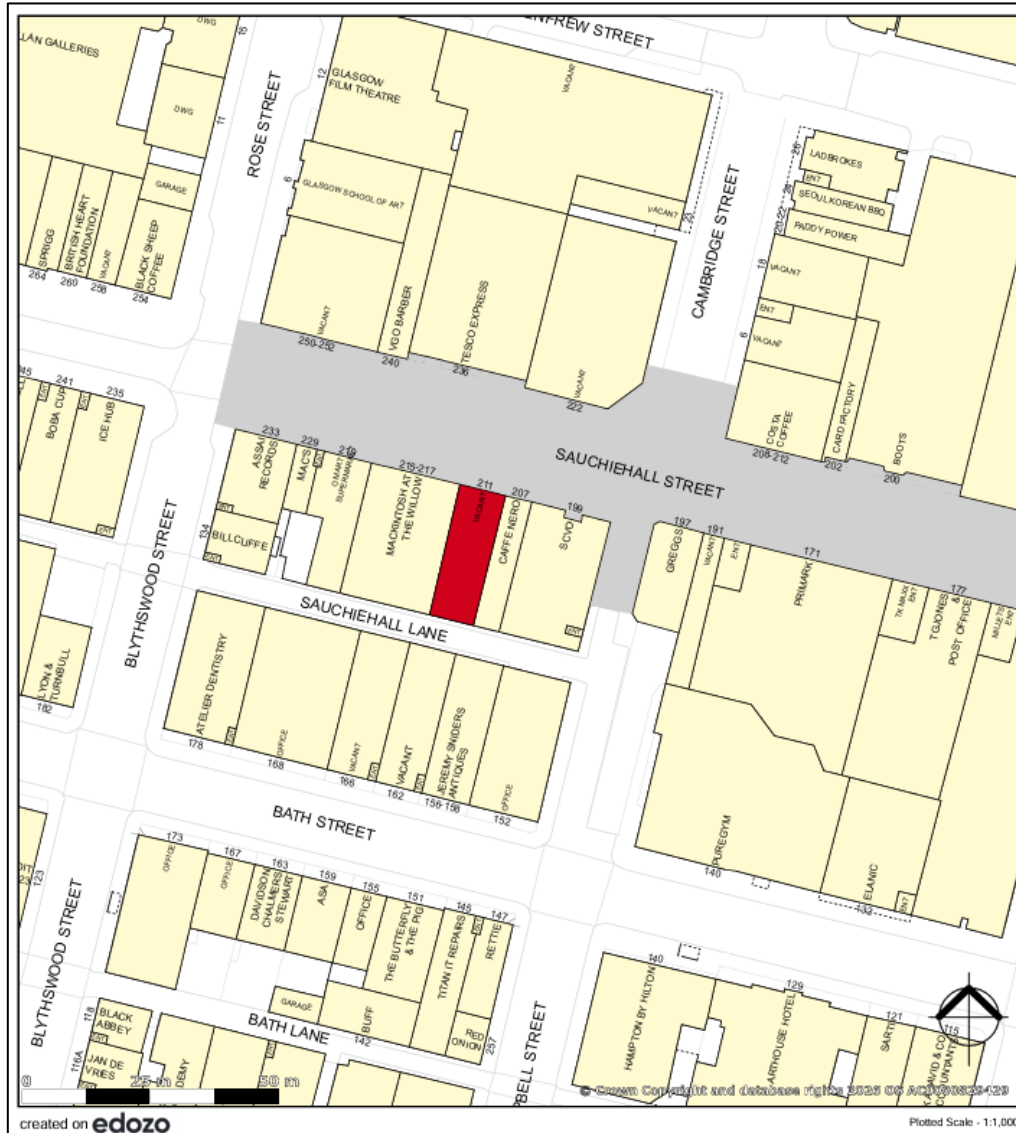
We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent. There is also permitted change to Class 3 restaurant use. Interested parties are advised to speak directly to the Local Planning Authority.

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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