



## TO LET - RETAIL UNIT Glasgow, 51 Queen Street

**Reith  
Lambert**  
Commercial Property Advisers



- PROMINENT RETAIL UNIT IN HIGH FOOTFALL LOCATION
- WELL CONFIGURED SPACE, PRESENTLY FITTED AS A HAIRDRESSING SALON
- LOCATION SET TO BENEFIT FROM NEW OFFICE AND HOTEL ACCOMMODATION

### LOCATION

This property is located in the heart of Glasgow City Centre, on the west side of Queen Street, between Argyle Street to the south and Royal Exchange Square and George Square to the north.

The unit is also in close proximity to two major developments within the city, a 171 room Travelodge at 78 Queen Street and a 164,000 sq ft office building at 110 Queen Street, both of which are due to open in May and September 2015 respectively.

### DESCRIPTION

The subjects comprise ground floor only accommodation, currently fitted as a hairdressing salon, and benefitting from a fully glazed frontage. Nearby occupiers include **Sainsbury's Local**, **Cass Art**, **Shuropody** and **Primark**.

### USE

Class 1 (Retail).

### ACCOMMODATION

The premises provide the following approximate dimensions and net internal floor areas:-

Ground Floor	54.81 sq m	590 sq ft
<b>Total</b>	<b>54.81 sq m</b>	<b>590 sq ft</b>

### TERMS

Although presently occupied, vacant possession can be achieved in early course and as such the premises are available on the basis of a new full repairing and insuring lease, incorporating 5 yearly upwards only rent reviews.

### RENT

Rental offers in excess of **£22,500 per annum** are invited.

### RATES

We are verbally informed by the Local Authority that the current Rateable Value of the shop is:-

Rateable Value	£21,250
Commercial Rate Pounding	£0.471
(exclusive of water and sewerage rates)	

### EPC

A copy of the EPC will be made available as required.

### LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the incoming tenant being responsible for LBTT, registration dues and VAT incurred thereon.

### VAT

All figures are quoted exclusive of VAT.

### VIEWING

Strictly by appointment via the sole agents:-

### Reith Lambert

**Richard Ford**

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**David Thorburn**

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# TO LET - RETAIL UNIT

## Glasgow, 51 Queen Street



Not to scale.

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