



# TO LET - RETAIL UNIT

## Glasgow, 55 Queen Street



- PROMINENT RETAIL UNIT IN HIGH FOOTFALL LOCATION
- WELL CONFIGURED SPACE OVER GROUND AND BASEMENT LEVELS
- LOCATION BENEFITS FROM RECENT OFFICE AND HOTEL DEVELOPMENTS

### 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 in close proximity to the recently completed 171 room Travelodge at 78 Queen Street and a 164,000 sq ft office building at 110 Queen Street.

### DESCRIPTION

The subject comprises a retail unit configured over ground and basement levels. Nearby occupiers include **Sainsbury's Local, Cass Art, Shuropody** and **Primark**.

### ACCOMMODATION

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

Ground Floor	81.82 sq m	881 sq ft
Basement Floor	159.45 sq m	1,716 sq ft
<b>Total</b>	<b>241.26 sq m</b>	<b>2,597 sq ft</b>

### USE

Class 1 (Retail).

### TERMS

The subjects are offered on the basis of a new full repairing and insuring lease of negotiable length.

### RENT

Rental offers in excess of **£45,000 per annum** are invited.

### RATES

We are verbally informed by the Local Authority that the 2018/19 Rateable Value of the shop is:-

Rateable Value	£39,000
Commercial Rate Pounding	£0.48
(exclusive of water and sewerage rates)	

### SERVICE CHARGE

The current on account service charge for this unit is **£6,458 per annum**.

### 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 ingoing 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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**Kirsty McCreath**

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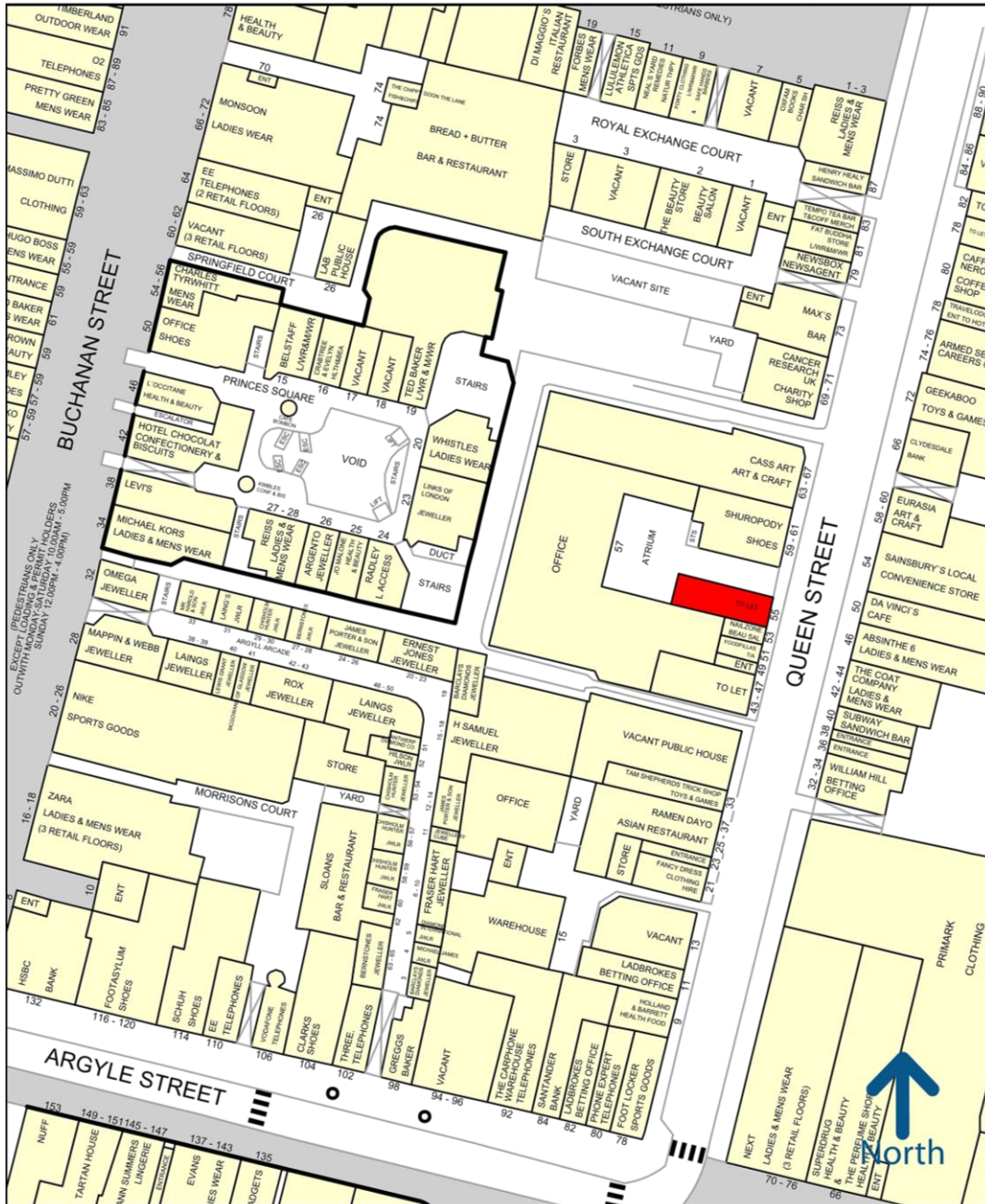




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**Reith  
Lambert**  
www.reithlambert.co.uk



Not to scale.

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