

TO LET- RETAIL UNITGlasgow, 277 Sauchiehall Street





- PROMINENT RETAIL UNIT
- HIGH FOOTFALL LOCATION
- SUITABLE FOR A VARIETY OF USES

LOCATION

With a population in excess of 600,000 and a catchment population in the order of 2 million, Glasgow is Scotland's largest city and is the second most popular retail destination in the UK. The premises are located on the south side of Sauchiehall Street, between the junctions of Douglas Street and Pitt Street. Nearby occupiers include **Greggs, Nando's** and **Blue Lagoon.**

DESCRIPTION

The premises comprise part of the ground floor of a B-listed four-storey blonde sandstone tenement building extending to the following net internal area:-

ACCOMMODATION

Ground Floor	43.48 sq m	468 sq ft
Total	43.48 sq m	468 sq ft

USE

Class 1 (Retail) or Class 2 (Financial/Professional Services).

EPC

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

TERMS

The subjects are offered on the basis of a new full repairing and insuring lease incorporating 5 yearly upward only rent reviews.

RENT

Rental offers in excess of £19,000 per annum are invited.

RATES

We understand from the Local Assessor's website that the subjects have the following rating assessment:-

Rateable Value £18,800 Commercial Rates Poundage £0.471 (exclusive of water and sewerage charges)

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

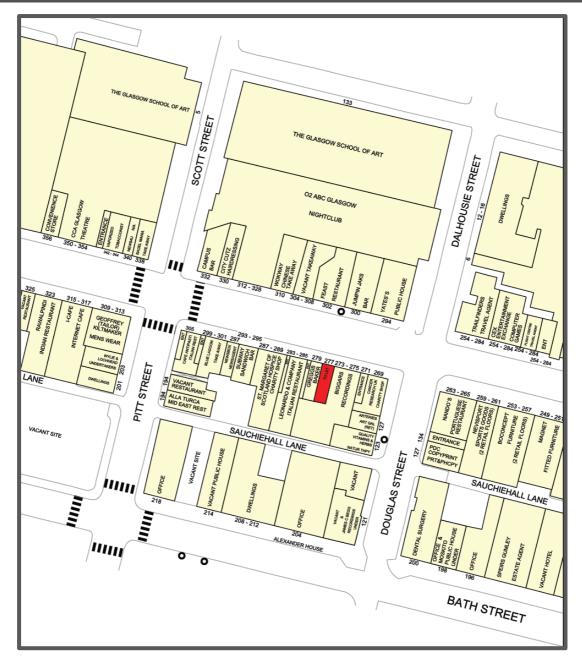
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Not to scale.

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