



# TO LET- RETAIL UNIT

## Glasgow, 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
<b>Total</b>	<b>43.48 sq m</b>	<b>468 sq ft</b>

### 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

**Drew Lambert**

0141 225 5710

awl@reithlambert.co.uk

**David Thorburn**

0141 225 5711

david@reithlambert.co.uk





# TO LET- RETAIL UNIT

## Glasgow, 277 Sauchiehall Street



Not to scale.

Experian Goad Digital Plans include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office.  
© Crown Copyright and Experian Copyright. All rights reserved. Licence Number PU 100017316

Writings (Scotland) Act: This document does not and shall not constitute, form part of, vary, or seek to vary, any contract or unilateral obligation. Misrepresentations Act: Reith Lambert Ltd for themselves and the vendors or lessors of this property whose agents they give notice that ; (i) the particulars are set out as a general guidance for intended purchasers or lessees, and do not constitute any part of an offer or contract ; (ii) descriptions, dimensions, reference to condition and necessary permissions for use and occupations and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them ; (iii) no person in the employment of Reith Lambert Ltd has any authority to make or give any representation of warranty whatever in relation to this property ; (iv) unless otherwise stated all prices, rents and premiums etc are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. These particulars have been prepared as at May 2015.

