



## FOR SALE – RETAIL UNIT

Glasgow, 44 Queen Street G1 3DS

**Reith  
Lambert**  
Commercial Property Advisers



- ATTRACTIVELY FITTED RETAIL UNIT
- WELL CONFIGURED SPACE
- BUSY CITY CENTRE LOCATION

### LOCATION

Queen Street is an important retail street in the city centre linking Argyle Street with George Square, benefitting from strong pedestrian footfall.

The premises are located on the east side of the street close to the side frontages of **Primark** and **Next**. Other retailers in close proximity include **Sainsbury's**, **Subway** and **William Hill**.

### DESCRIPTION

The premises comprise a large shop on ground level having the following net internal areas:-

### ACCOMMODATION

Ground Floor	152.5 sq m	1,640 sq ft
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### USE

Class 1 Retail.

### TERMS

The premises are held on a fully repairing and insuring lease expiring February 2020 at an annual rent of £50,000 pa.

Offers are invited for the leasehold interest.

The landlords may be prepared to extend the lease term.

### RATES

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

Rateable Value                      £47,000  
Commercial Rate Pounding    £0.466  
(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 with the ingoing tenant responsible for any LBTT, tax, registration dues and VAT incurred.

### VAT

All figures are quoted exclusive of VAT.

### VIEWING

Strictly by appointment via the sole agents:-

### Reith Lambert

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