

FOR SALE – RETAIL UNIT Glasgow, 44 Queen Street G1 3DS





- 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

USF

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 Poundage £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

Harry Reith 0141 221 7575

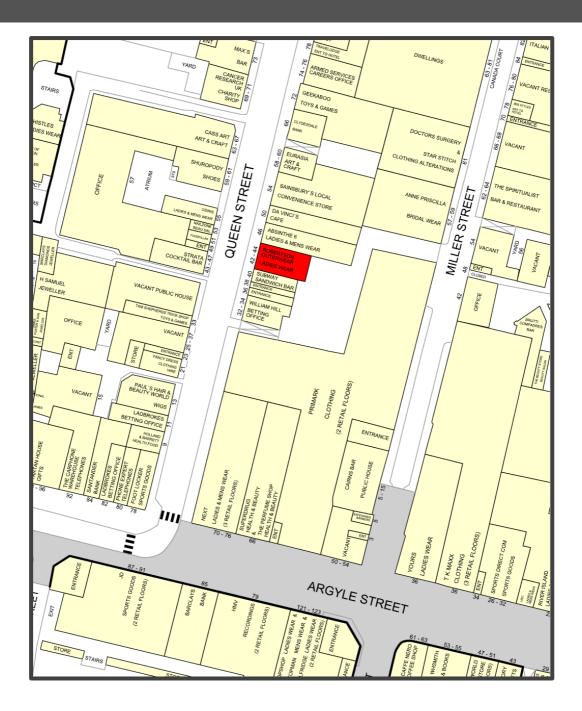
David Thorburn 0141 225 5711 hr@reithlambert.co.uk david@reithlambert.co.uk





FOR SALE – RETAIL UNIT Glasgow, 44 Queen Street G1 3DS





Not to scale.

© 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 lesses, 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 2017.



21 Blythswood Square, Glasgow G2 4BL 0141 221 7575

reithlambert.co.uk