

121 WELLINGTON STREET
GLASGOW, G2 2XD

Reith
Lambert
www.reithlambert.co.uk



TO LET

RETAIL UNIT

- PROMINENT RETAIL UNIT IN HIGH FOOTFALL LOCATION
- WELL CONFIGURED SPACE
- LOCATION MAY SUIT CLASS 3 SUBJECT TO CHANGE OF USE

LOCATION

This property is located in the heart of Glasgow City Centre, on the west side of Wellington Street, between the junctions with West Regent Street to the north of West George Street to the south.

DESCRIPTION

The subjects comprise a ground floor retail unit, currently benefitting from a fully glazed frontage.

ACCOMMODATION

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

Ground Floor	44.5 sq m	479 sq ft
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USE

Class 1 (Retail).

TERMS

The premises are available on the basis of a new full repairing an insuring lease.

RENT

Rental offers in excess of **£15,000 per annum** are invited.

RATES

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

Rateable Value	£12,900
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.48

The premises currently qualify for small business rates relief.

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

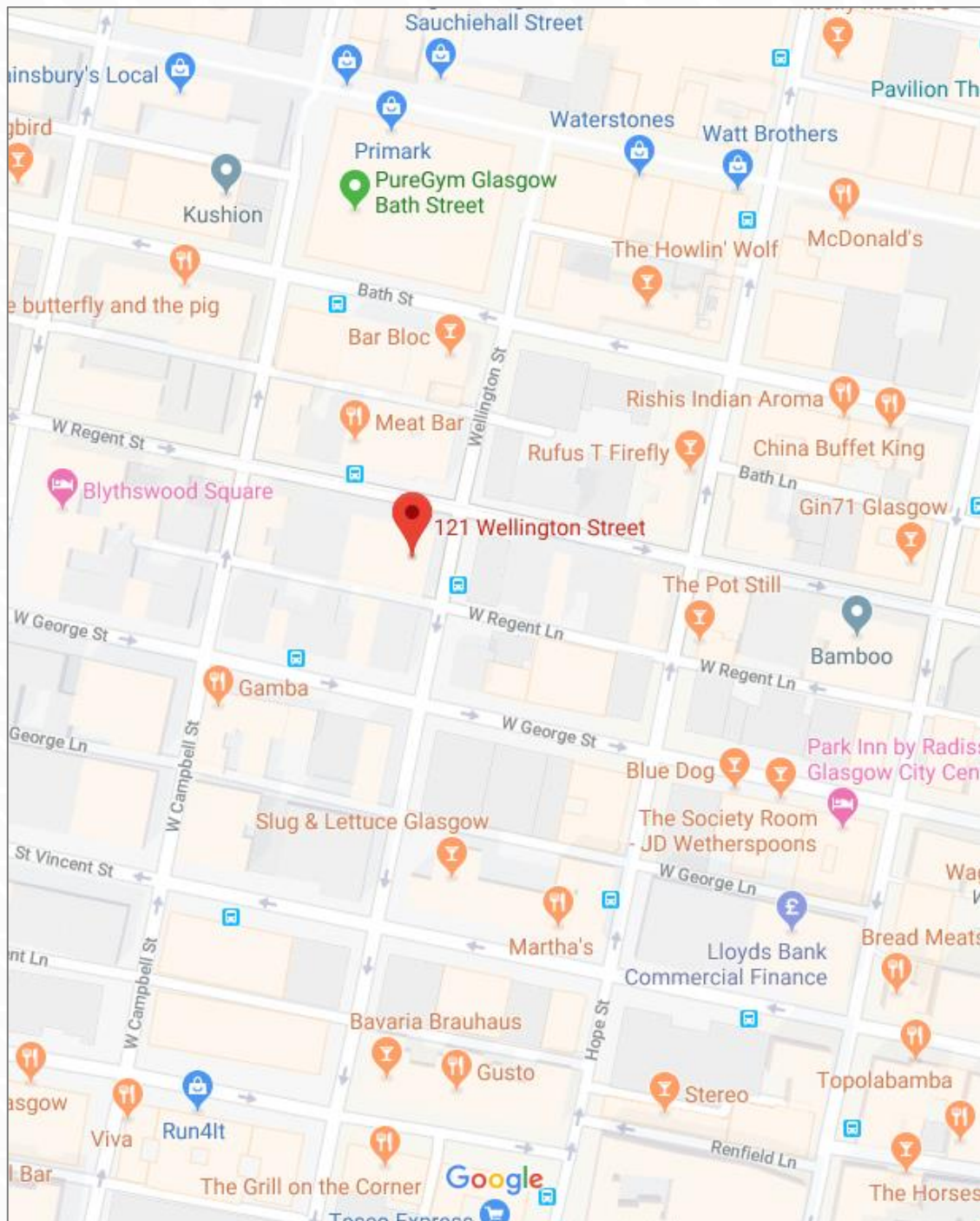
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