



## TO LET / MAY SELL - RETAIL UNIT

Glasgow, 211 Sauchiehall Street



- DIRECTLY ADJACENT UNIT NOW LET TO **CAFFE NERO**
- LOCATION BENEFITS FROM CONSISTENTLY HIGH FOOTFALL
- NEARBY RETAILERS INCLUDE **PRIMARK, MARKS & SPENCER, BOOTS, DUNNES & TESCO METRO**

### 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 have a presence within one of Glasgow's well established retailing locations on the pedestrianised stretch of Sauchiehall Street.

Nearby occupiers include **Primark, Marks & Spencer, Boots, Dunnes**, and **Tesco Metro** whose recent opening has undoubtedly further improved what was an already busy pitch.

### DESCRIPTION

The subjects comprise a traditional retail shop over ground, basement and first floors and occupy a prominent location within a retail terrace on Sauchiehall Street.

Internally the unit is currently arranged to provide ground and first floor sales with storage accommodation at basement level. The subjects have a category B Listing within a very attractive period building.

### ACCOMMODATION

Ground Floor	155.52 sq m	1,674 sq ft
First Floor	163.79 sq m	1,763 sq ft
Basement	143.54 sq m	1,545 sq ft
<b>Total</b>	<b>462.85 sq m</b>	<b>4,982 sq ft</b>

### USE

Class 1 (Retail).

### 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 **£55,000 per annum** are invited.

### FUEHOLD DISPOSAL

The landlord would consider offers in the region of **£600,000** for their heritable interest in the property.

### RATES

We are verbally informed by the Local Authority that the 2017/18 Rateable Value of the shop will be: -

2017/18 Rateable Value	£93,500
2017/18 Commercial Rate Poundage	£0.492
(exclusive of water and sewerage rates)	

### LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for stamp duty, tax, registration dues and VAT incurred thereon.

### VAT

All figures are quoted exclusive of VAT.

### VIEWING

Strictly by appointment via the joint agents:

### Reith Lambert

#### Richard Ford

0141 225 5710

richard@reithlambert.co.uk

#### David Thorburn

0141 225 5711

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### or Ryden

#### John Conroy

0141 270 3176

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**Reith  
Lambert**  
Commercial Property Advisers



Not to scale.

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