



TO LET - RETAIL UNIT

Glasgow, 51 Queen Street



- PROMINENT RETAIL UNIT IN HIGH FOOTFALL LOCATION
- WELL CONFIGURED SPACE, PRESENTLY FITTED AS A HAIRDRESSING SALON
- LOCATION SET TO BENEFIT FROM NEW OFFICE AND HOTEL ACCOMMODTION

LOCATION

This property is located in the heart of Glasgow City Centre, on the west side of Queen Street, between Argyle Street to the south and Royal Exchange Square and George Square to the north.

The unit is in close proximity to the recently completed 171 room Travelodge at 78 Queen Street and a 164,000 sq ft office building at 110 Queen Street.

DESCRIPTION

The subjects comprise ground and first floor retail unit, currently fitted as a hairdressing salon, and benefitting from a fully glazed frontage. Nearby occupiers include **Sainsbury's Local, Cass Art, Shuropody** and **Primark**.

ACCOMMODATION

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

Ground Floor	32.10 sq m	345 sq ft
First Floor	22.30 sq m	237 sq ft
Total	54.14 sq m	582 sq ft

USE

Class 1 (Retail).

TERMS

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

RENT

Rental offers in excess of **£22,500 per annum** are invited.

RATES

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

Rateable Value	£21,250
Commercial Rate Poundage	£0.484
(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 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

Richard Ford
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Not to scale.

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