



TO LET – HOT FOOD TAKEAWAY OPPRTUNITY

Glasgow, 369 Sauchiehall Street



- HOT FOOD TAKEAWAY CONSENT
- LOCATION BENEFITS FROM CONSISTENTLY HIGH FOOTFALL
- NEARBY RETAILERS INCLUDE **TESCO METRO, PIZZA EXPRESS, GENTING CASINO, CCA GLASGOW MUSEUM, THE GARAGE NIGHTCLUB & BANK OF CHINA**

LOCATION

With a population in excess of 680,000 and a catchment population in the order of 2.5 million, Glasgow is Scotland's largest city and is the second most popular retail destination in the UK. The premises are positioned on the south side of Sauchiehall Street, towards Charing Cross, within the vibrant night-time leisure circuit. The immediate vicinity is a diverse mix of retail, leisure, residential and office uses.

Nearby occupiers include **Tesco Metro, Pizza Express, Genting Casino, CCA Glasgow Museum, The Garage Nightclub** and **Bank of China**.

DESCRIPTION

The subjects comprise a traditional shop unit, configured over ground and basement floors, occupying a prominent location within Sauchiehall Street, extending to the following net internal areas:-

ACCOMMODATION

Ground Floor	88.37 sq m	951 sq ft
Basement	55.07 sq m	593 sq ft
Total	143.43 sq m	1,544 sq ft

USE

Class 3 (Hot Food Takeaway).

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 of negotiable length.

RENT

Rental offers in excess of **£30,000 per annum** are invited.

RATES

We are verbally informed by the Local Authority that the subjects have the following rating assessment:-

2017/18 Rateable Value	£27,250
Commercial Rates Poundage	£0.466
(exclusive of water and sewerage charges)	

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for any LBTT, tax, 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

0141 225 5710

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David Thorburn

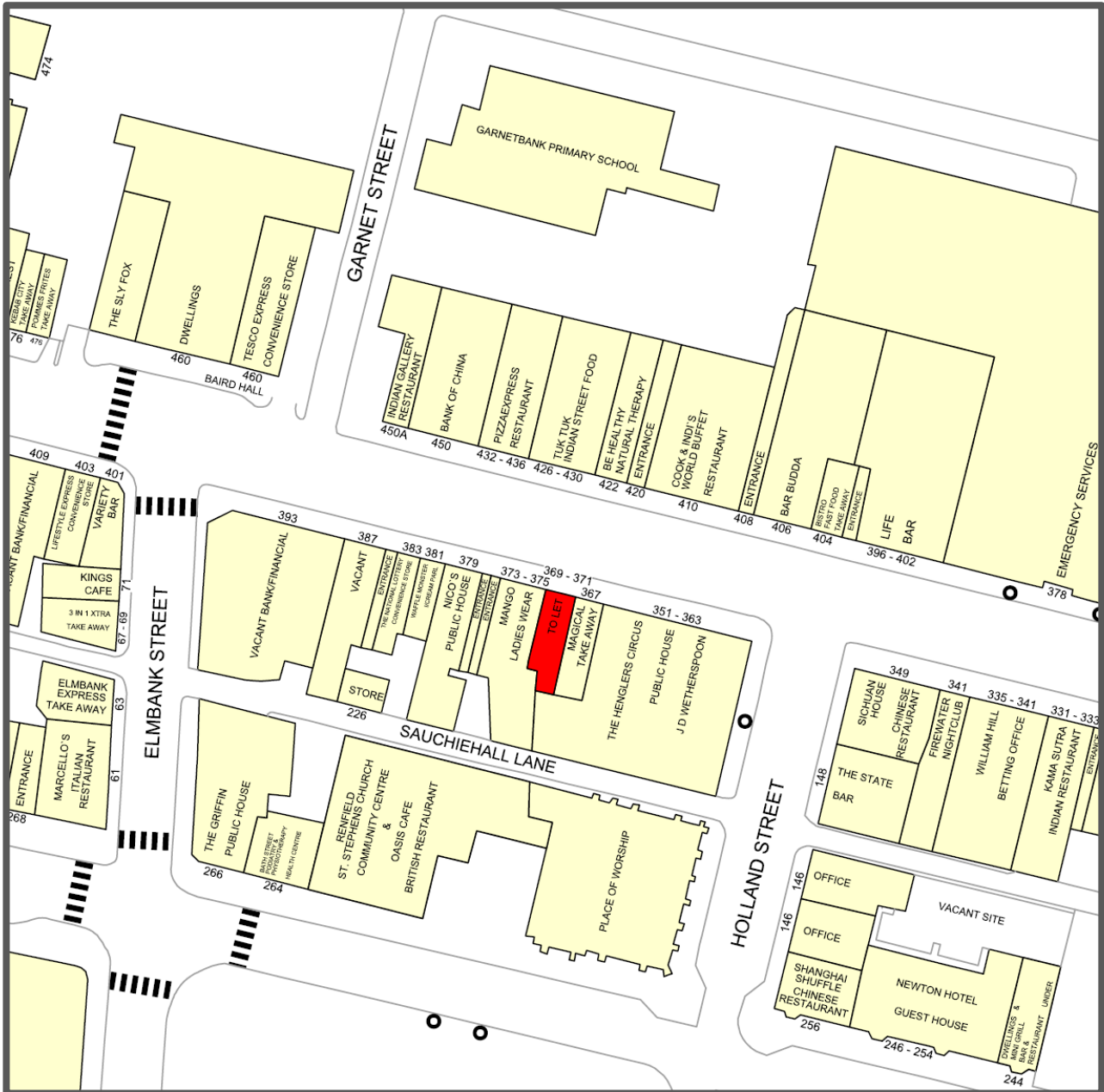
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Not to scale.
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