# TO LET - PRIME UNIT

61 Gordon Street/115
Union Street,
Glasgow,
G42 0QG





- Prominent location
- Adjacent to Glasgow Central Station
- Consistently high footfall

## Location

The subjects are located on the corner of Gordon Street and Union Street, immediately adjacent to the main entrance to Glasgow Central railway station. Approximately 37 million people pass through the station on an annual basis. Occupiers located nearby include Greggs, Sainsburys and Blue Lagoon.

# **Description**

The subjects comprise a ground and basement level unit contained within a four story stone building under a pitched and slated roof. The premises benefit from extensive frontage onto both Gordon Street and Union Street.

## **Accommodation**

We have measured the property in accordance with the RICS code of measuring practice (sixth edition) and have calculated the following approximate areas:-

Total	1,319 sq ft	124.59 sq m
Basement	588 sq ft	56.65 sq m
Ground	731 sq ft	67.94 sq m

# Use

The subjects benefit from an open class 1 retail consent.

## **Terms**

The subjects are available on a new 10 year, full repairing and insuring lease, incorporating an open market rent review at year 5.

#### Rent

Rental offers in excess of £85,000 per annum are invited.

# **Rates**

From 01.04.23 the Rateable Value of the shop is:-

Rateable Value £37,250 Commercial Rate Poundage £0.498

(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. The property is not elected for VAT and VAT may not be chargeable dependant on use.

# **Viewing**

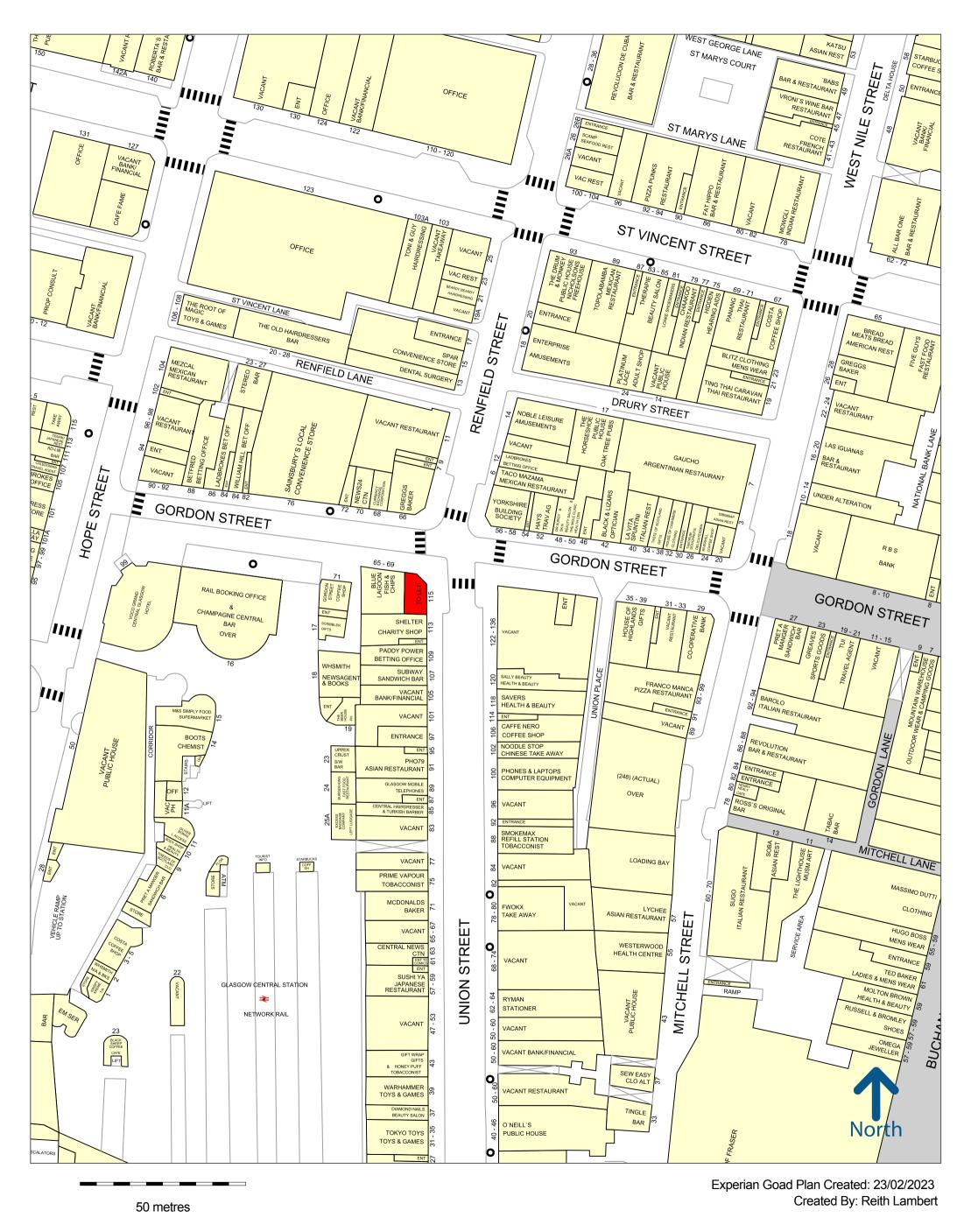
Strictly by appointment via the sole agent:-

# **Drew Lambert**

awl@reithlambert.co.uk

0141 221 7575





MISDESCRIPTIONS: Reith Lambert LLP for themselves and for the vendor of the property give notice that: i) these particulars of sale are a general outline for the guidance of intending purchasers and do not constitute all or any part of any offer or contract. ii) intending purchasers should satisfy themselves as to the accuracy of descriptions, dimensions, references to condition, permitted use and other details all of which are given without any warranty whatsoever. iii) unless otherwise stated all rents and prices are quoted exclusive of VAT. iv) they have not conducted and are not aware of any investigations into any potential or actual pollution or contamination of the building, land, air, or water and give no warranties whatsoever in respect thereof, of which prospective purchasers should satisfy themselves. v) in accordance with the terms of the Requirements of Writing (Scotland) Act 1995 these particulars are not intended to create any contractual relationship or commitment which can only be entered into by exchange of missives between respective solicitors.