

**TO LET / MAY SELL
RETAIL UNIT**

10 Renfield Street, Glasgow, G2 5AL



- PROMINENT RETAIL UNIT CLOSE TO GLASGOW CENTRAL STATION
- CONSISTENTLY HIGH FOOTFALL LOCATION
- NEARBY RETAILERS INCLUDE **GREGGS, BURGER KING, TACO MAZAMA** and **YORKSHIRE BUILDING SOCIETY**

LOCATION

Glasgow is Scotland's largest city and benefits from an immediate population of around 600,000 people and a wider catchment in the order of 2 million people.

DESCRIPTION

The premises occupy a prominent position on the east side of Renfield Street, close to the main entrance to Glasgow Central Station. Surrounding occupiers include **Greggs, Burger King** and **Yorkshire Building Society**.

ACCOMMODATION

Ground Floor	110.73 sq m	1,191 sq ft
First Floor	116.64 sq m	1,255 sq ft
Total	227.37 sq m	2,446 sq ft

USE

Class 1A (Retail).

TERMS

The subjects are available by way of a new full repairing and insuring lease of negotiable length, incorporating 5 yearly upward only rent reviews.

RENT

Rental offers in excess of **£35,000 per annum** are invited.

HERITABLE INTEREST

Offers in excess of **£350,000 exclusive** are sought in respect of the heritable interest in the property.

RATES

The Rateable Value of the shop is: -

Rateable Value	£22,750
Commercial Rate Pounding	£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, tax, registration dues and VAT incurred thereon.

VAT

All figures are quoted exclusive of VAT.

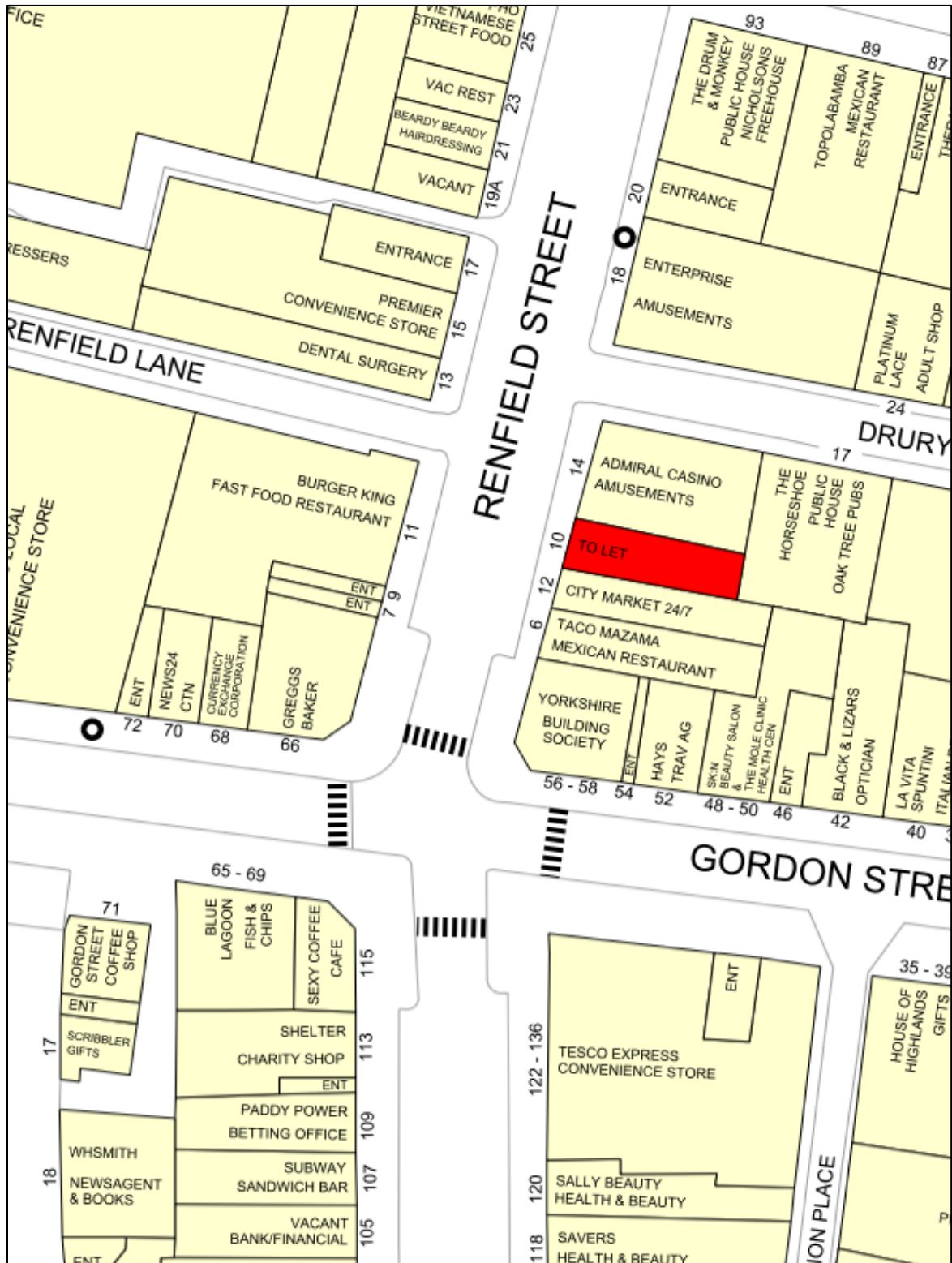
VIEWING

Strictly by appointment via the sole letting agent: -

Reith Lambert

Richard Ford
07834 791 163
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