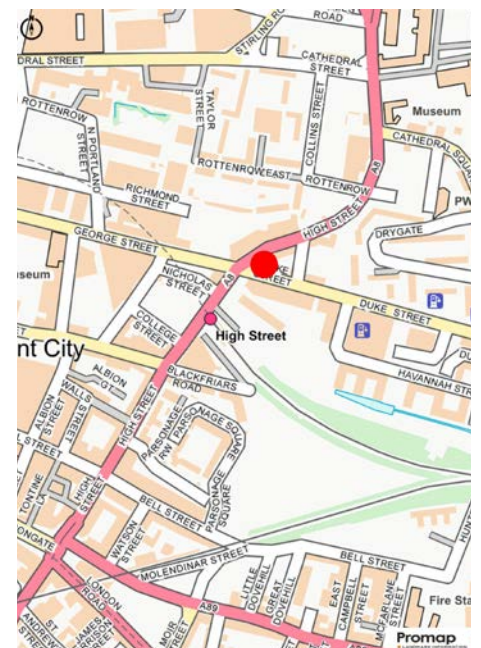




1 Duke Street, Glasgow, G4 0QT

- Ground floor commercial premises
- Close proximity to Glasgow city centre
- Prominent corner position
- Excellent return frontage
- Extends to approximately 87.70 sq. m. (944 sq. ft.)
- New FRI lease available
- Rental offers in excess of £10,000 per annum, exclusive of VAT.



LOCATION

The subjects are located on the north side of Duke Street, close to its junction with High Street on the eastern periphery of Glasgow's recognised city centre area. The property is located to the north of Glasgow Cross and a short distance south of Glasgow Cathedral. The property benefits from a prominent corner position with excellent frontage onto High Street and Duke Street. Public transport links, including High Street and Glasgow Queen Street railway stations, are both within walking distance.

DESCRIPTION

The subjects comprise a ground floor commercial unit forming part of a larger four-storey tenement building of red sandstone construction. Internally the unit is laid out in-line with its existing use, as an office, with cellular accommodation to the front and storage/toilet accommodation to the rear. Neighbouring tenants include a mix of independent retailers and the property would suit a variety of uses.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal area:

Ground Floor: 87.70 sq.m. (944 sq.ft.)

LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

RENT

We are instructed to seek offers in excess of £10,000 per annum exclusive of VAT. Please contact us for an Offer to Let form.

As part of any letting it is likely that our client will require an advance rental payment. Full details are available from the letting agents.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £8,000.



The poundage rates for 2021/2022 is £0.49 in the pound.

The ingoing tenant may qualify for 100% rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.

VIEWING & FURTHER INFORMATION

Strictly by appointment through

Messrs Graham + Sibbald LLP:

Tel: 0141 332 1194

To arrange a viewing please contact:



Ryan Farrelly
Commercial Agent
ryan.farrelly@g-s.co.uk
0141 567 5382
07900 390078



Terry McFarlane
Director
terry.mcfarlane@g-s.co.uk
0141 567 5397
07766 551663

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: February 2022