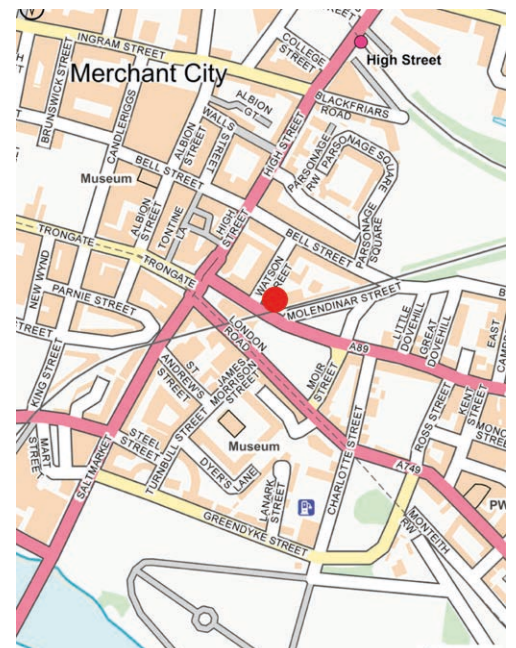




35 Gallowgate, Glasgow G1 5AA

- Popular Merchant City location
- Class 2 (Office) consent
- New FRI lease available
- Extends to approximately 97sqm (1,044sqft)
- Rental offers in excess of £20,000 per annum



LOCATION

The subjects are located in Glasgow's Merchant City, on the north side of Gallowgate, at its junction with Watson Street. This area of the city has a large mix of retail, food & beverage and service based occupiers which cater to the large city centre resident population.

The subjects are adjacent to a number of national and local traders including, Dominos, Tesco, Subway, Maggie Mays and many others.

DESCRIPTION

The subjects comprise a new build ground floor only commercial unit forming part of a larger new build residential development totalling 46 units. The unit benefits from an extensive frontage on Gallowgate and a return frontage to Watson Street.

The unit is to be provided in a shell condition ready for an ingoing tenant to fit-out. Exact details can be obtained from the letting agents.

ACCOMMODATION

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

Ground Floor 97sqm (1,044sqft)

LEASE TERMS

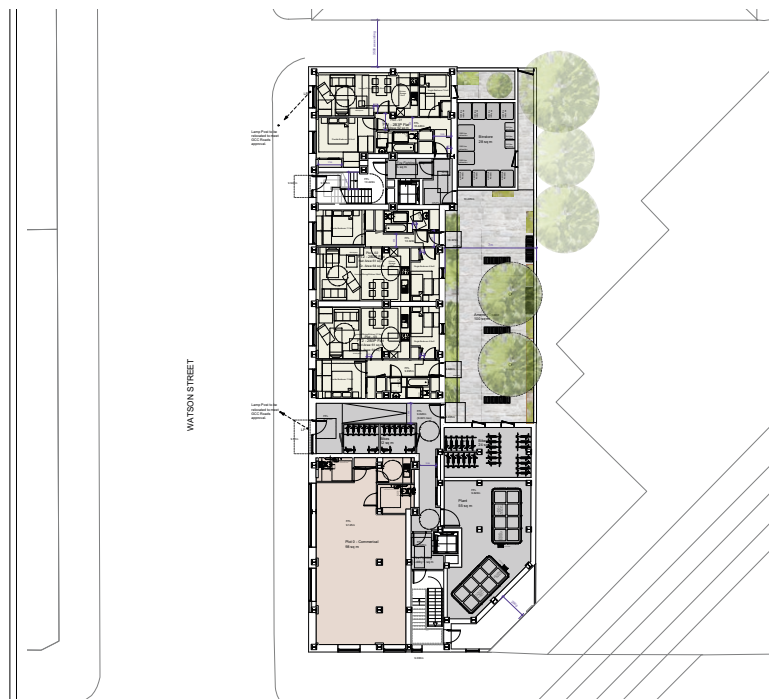
The property is offered on new Full Repairing and Insuring terms.

RENTAL

We are instructed to seek rental offers in excess of £20,000 per annum.

Please contact the agents for an Offer to Let form.

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



RATING

The subjects will require to be assessed following completion of the development works, however it is likely that an ingoing tenant will be able to secure a discount under the Small Business Bonus Scheme.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted as exclusive of VAT at the prevailing rate.

EPC

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

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in 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:

To arrange a viewing please contact:



Terry McFarlane

Head of Retail

terry.mcfarlane@g-s.co.uk

0141 567 5397

07766 551663



Conal Philliben

Agent

conal.philliben@g-s.co.uk

07771 528190

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.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: August 2022