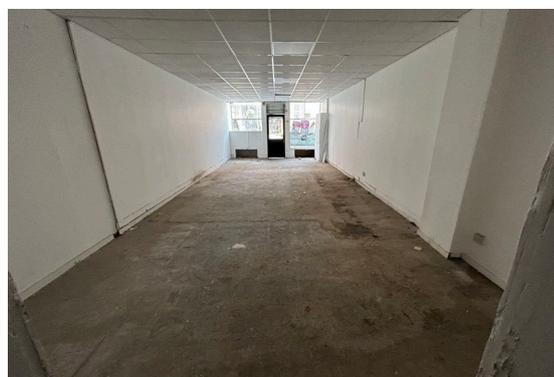




## 56 Bell Street, Glasgow, G1 1LQ

- Ground floor retail premises
- Situated within the heart of the Merchant City
- Unit extends to approximately 75.01sq.m. (807sq.ft.)
- New FRI lease available
- Rental offers of £15,000 per annum exclusive of VAT



## LOCATION

The subjects are located on the south side of Bell Street, a short distance north of Trongate in the Merchant City area of Glasgow. The Merchant City has benefitted from considerable regeneration over recent years and is now home to a variety of retail and leisure uses. The property is within walking distance of Buchanan Street, in addition to Glasgow Central and Glasgow Queen Street railway stations.

See attached goad plan.

## DESCRIPTION

The subjects comprise a ground floor retail unit within a larger four storey traditional tenement building constructed from blonde sandstone surmounted by a pitched slate clad roof.

Internally the property is open plan in nature with ancillary storage located at the rear of the property in addition to toilet facilities. The unit would be suitable for a variety of uses.

The area contains a mix of both national and independent retailers. Notable nearby occupiers include Blackfriars, O'Neills, Café Gandolfi, Bar Home and many others.

## ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (6th Edition), we calculate the following approximate net internal area:

Ground Floor: 75.01sq.m. (807sq.ft.)

## LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

## RENT

We are instructed to seek offers of £15,000 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 £13,600.



The poundage rates for 2024/2025 is £0.498 in the pound.

The ingoing tenant is likely to qualify for 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:  
233 St. Vincent Street  
Glasgow  
G2 5QY

Tel: 0141 332 1194

To arrange a viewing please contact:



**Louise Gartland**  
Commercial Agent

Louise.gartland@g-s.co.uk



**Terry McFarlane**  
Director

07766 551663  
terry.mcfarlane@g-s.co.uk

## 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: April 2024