

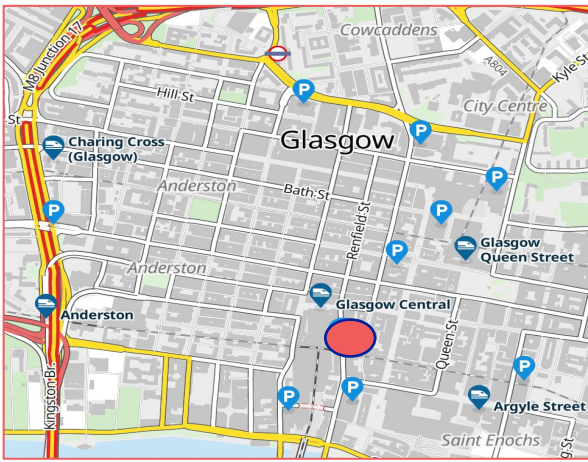


TO LET
PROMINENT RETAIL UNIT
*****CLASS 3 CONSENT APPLIED FOR*****

2,400 – 4,800 SQ FT

54 UNION STREET, GLASGOW, G1 3QX

- Highly prominent retail unit located in heart of Glasgow City Centre
- Arranged over ground floor with first floor available too if required
- Located between Gordon Street & Argyle Street junctions, opposite Glasgow Central Station
- Neighbouring occupiers include; KFC, Taco Bell, O'Neills Public House, CEX and VPZ
- New FRI lease available
- Available for immediate occupation



LOCATION

- The subjects are located in the heart Glasgow city centre on the east side of Union Street between its junctions with Argyle Street to the south and Gordon Street to the north
- Situated immediately opposite Glasgow Central Station with high levels of footfall
- Neighbouring occupiers include KFC, Taco Bell, O'Neills Public House, CEX and VPZ

DESCRIPTION

- Prominent double-fronted ground floor retail premises forming part of larger attractive blonde sandstone building
- Externally benefits from extensive shopfront with central pedestrian access door protected by roller shutter and two adjacent display windows
- Internally provides completely open-plan accommodation complete with WC's to the rear.

PLANNING

The subjects benefit from Class 1 planning consent with Class 3 applied for and pending a decision shortly.

G M Brown Property Consultants Ltd on their behalf and for the Vendors or Lessors of this property whose Agents' they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of G M Brown Property Consultants Ltd has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Subject to contract . **MAY 2022**

ACCOMMODATION

NIA	sq m	sq ft
Ground Floor	229.97	2,400

An additional 2,400 sq ft is available at first floor level should an occupier require more space.

BUSINESS RATES

Rateable Value	£63,500
Rates Payable	£33,274

EPC

Available on request

VAT

The rent is subject to VAT

ASKING TERMS

The subject are available on the basis of a new FRI lease at a rent of **£45,000 per annum** for the ground floor only.

Quoting information available on request for additional first floor.

VIEWING & FURTHER INFORMATION

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