

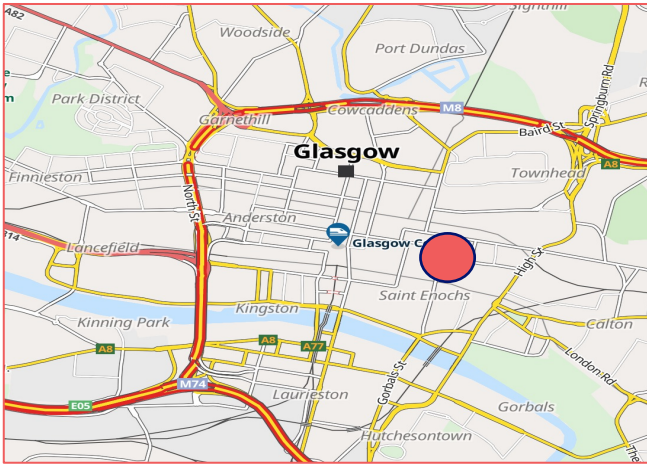


TO LET - RETAIL / OFFICE PREMISES

1,996 SQ FT

12 WILSON STREET, MERCHANT CITY, GLASGOW, G1 1SS

- Located within the popular Merchant City Area
- Opposite the new Candleriggs Square Development
- New FRI lease available
- Rental offers in excess of £25,000 per annum
- Nearby occupiers include Wilson Street Pantry, Mr Blonde, Countrywide Estate Agents, Blackfriars, Citation and Brewdog



LOCATION

The subjects are located within the heart of the Merchant City on the north side of Wilson Street between its junctions with Candleriggs and Brunswick Street.

Candleriggs Square is situated immediately opposite comprising 346 BTR Apartments and a 500-room The Student Hotel. Ingram Street is also in close proximity which is home to a host of high-end luxury fashion retailers.

Glasgow Queen Street Railway Station and St Enoch Subway Station are both within walking distance.

Nearby occupiers include Wilson Street Pantry, Mr Blonde, Countrywide Estate Agents, Blackfriars, Citation and Brewdog.

DESCRIPTION

Mid-terraced retail / office premises arranged over ground floor and basement.

Externally benefits from large display window with adjacent customer entrance.

Internally provides open-plan accommodation over ground floor and basement.

WC facilities and kitchen are found in the basement.

ACCOMMODATION

NIA	sq m	sq ft
Ground	93.65	1,008
Basement	91.74	987
Total	185.39	1,996

BUSINESS RATES

RV	£21,750
Payable	£10,831.50

PLANNING

Class A1 - Shops and financial, professional and other services

EPC

Available on request.

ASKING TERMS

We are instructed to seek offers in excess of **£25,000 per annum exclusive VAT**.

VIEWING & FURTHER INFORMATION

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