

# TO LET

## PRIME SHOP

# 168 BUCHANAN ST GLASGOW G1 2LL

### LOCATION

Glasgow is the largest city in Scotland with an immediate urban population of approximately 630,000 and a significantly broader catchment.

The shop occupies an excellent trading location adjoining Buchanan Galleries and the Buchanan Prospect (Skechers, Office Shoes etc). The world famous Hard Rock Café is almost directly opposite the property.

### ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice and extends to the following areas and dimensions:

Gross Frontage	19' 5"	(5.91 m)
Net Frontage	16' 5"	(5.00 m)
Ground Floor Sales	1,003 sq ft	(93.18 sq m)
Basement Storage	1,052 sq ft	(95.22 sq m)

### LEASE TERMS

New 10 year Full Repairing and Insuring Lease.

### RENT

On request.

### ENTRY

April 2023.

### RATES

The property is entered in the Valuation Roll as follows:

Rateable Value (2023/2024): £106,000

### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of 'D'. A copy of the Certificate is available upon request.



### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction, with the ingoing tenant being responsible for LBTT, registration dues and VAT incurred thereon.

### VAT

All terms are quoted net of VAT where applicable.

### MONEY LAUNDERING REGULATIONS

To comply with RICS Regulations we are required to verify the identity of a proposed purchaser once a sale/letting has been agreed. This is to assist with combating fraud and money laundering. Copies of identity and address documentation will be requested on approval of agreed terms.

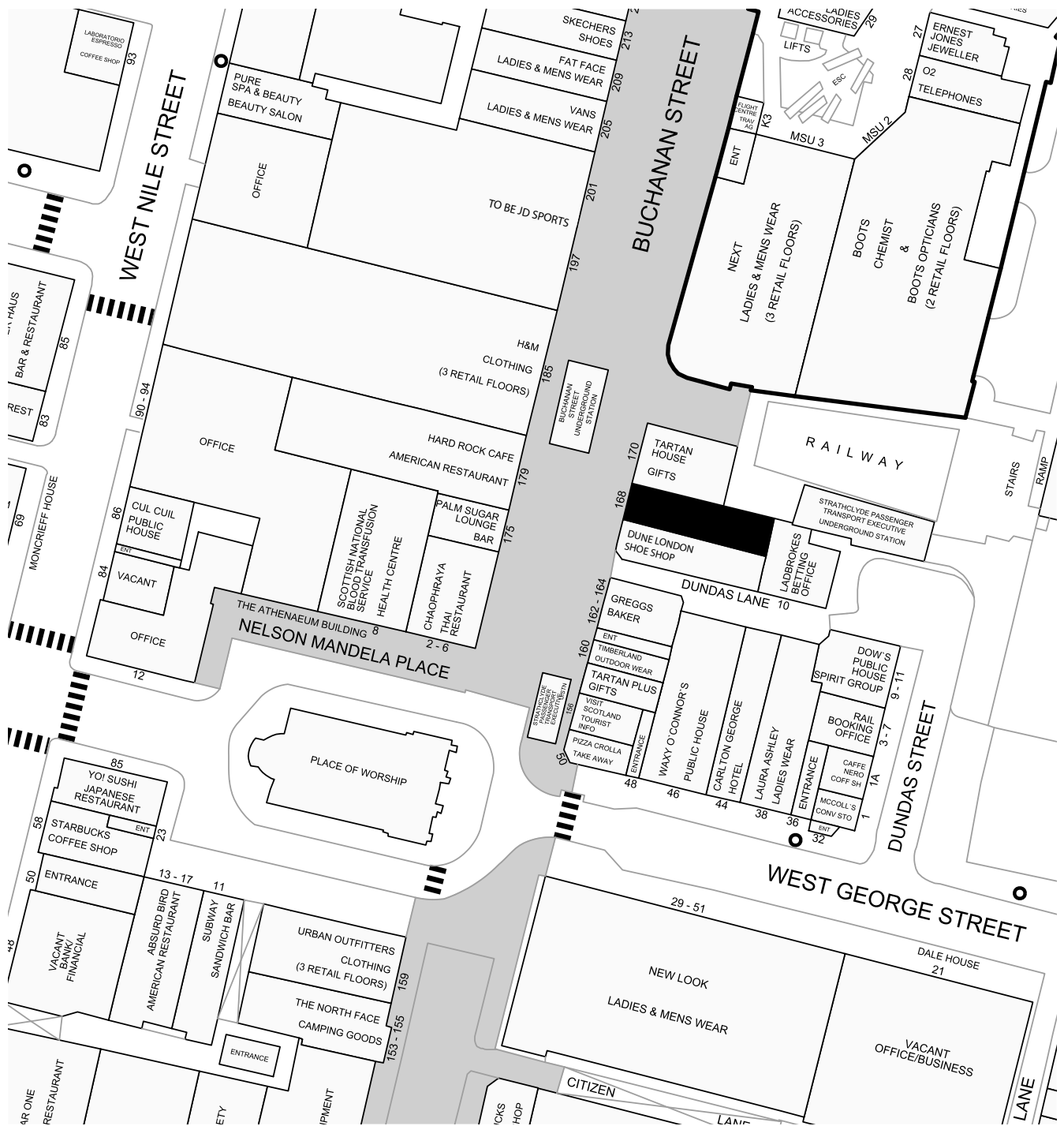
### VIEWING/FURTHER INFORMATION

Strictly by appointment through the sole agent:



Alan Stewart  
0141 229 5494  
alan@breckpc.co.uk

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