

273 SAUCHIEHALL STREET, GLASGOW, G2 3HQ



CITY CENTRE RETAIL UNIT





- Double Frontage
- Ground & Basement
- 2,008sq ft
- Class 1 Consent
- Rent: £40,000p.a.

#### LOCATION

Glasgow is Scotland's largest city with a population of circa 600,000 and a wider shopping catchment of 2.5 million. The subjects are located on the south

side of Sauchiehall Street between it's junctions with Douglas Street and Pitt Street just outside the main pedestrianised thoroughfare.

This section of Sauchiehall Street has recently been transformed as part of Glasgow City Council's £115 million 'Avenues Program' which includes streetscaping improvements to the public realm.

Neighbouring occupiers include Trailfinders, Nandos, Taco Bell, The Glasgow School of Art, St. Aloysius College, Dakota Hotel and The Glasgow Dental Hospital.

#### PROPERTY

The property comprises a ground floor and basement commercial space set within a larger 5 storey mixed use development of traditional sandstone construction surmounted by a pitched roof.

The property offers a prominent aluminium framed and glazed frontage with partially recessed entrance via double doors.

Internally, the property is presented in an open plan layout with ground floor sales with partitions erected to form tea prep and store. The basement is accessed via a single staircase to the rear, leading to w.c. facilities and several storage / meeting rooms.

Whilst the property currently holds class 1 (retail) consent, the property may lend itself to alternate uses such as Class 2 or hot food consent.

#### AREA

The property has been calculated to extend to the following net internal area

Ground: 112.18sqm (1,208sq ft)

Bsm: 74.32sqm (800sq ft)

Total: 186.5sqm (2,008sq ft)







#### NAV/RV

The property requires to be reassessed by Glasgow City Council Assessor

#### PLANNING

The property currently benefits from Class 1 (Retail) consent, however may suit alternate uses such as Class 2

#### RENT

The property is available on a new full repairing insuring head lease for a negotiable term for £40,000per annum

#### V.A.T

Figures quoted are exclusive of V.A.T.

#### E.P.C.

Available on request

#### VIEWING

By appointment

#### LEGAL

Each party shall bear their own legal costs incurred in the transaction

#### ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



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