

# TO LET/MAY SELL

# PROMINENT RETAIL UNIT



## FORMER WATTS BROTHERS SUPERSTORE 119/121 SAUCHIEHALL STREET GLASGOW

### LOCATION

Glasgow is Scotland's largest city, with a population of approximately 660,000, and an estimated shopping catchment of two million within a 20 minute drive time. The city is well served by public transport with two mainline train stations, an underground network and a number of bus routes which run through the city centre.

The subjects are located in the heart of Glasgow city centre and occupy a highly prominent corner position at the junction of Sauchiehall Street and Hope Street and further benefit from extensive frontages to both Sauchiehall Street and Hope Street and also to Bath Street. Located on the pedestrianised section of Sauchiehall Street, the property benefits from high levels of footfall which exceed that of Buchanan Street.

In addition, there are a number of hotels in close proximity including Hampton by Hilton, Abode, Apex and Point A.



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## DESCRIPTION

The subjects comprise the former Watt Bros department store, arranged over basement, ground and four upper floors.

The north building is a classical design developed over 4 floors with twin Italianate towers to the front elevation. The lower floors are finished primarily with glass curtain walling with red sandstone to the upper floors. The roof is multipitched with slate finish, with a central glass apex.

The south building is an Art Deco design over 4 floors, of red sandstone construction beneath a flat synthetic roof. The third aspect is linked to the south building internally and has roller shutter access from Sauchiehall Lane. It is developed over 3 floors, beneath a flat synthetic roof.

Internally, all three buildings are interlinked and subdivided to provide plant and storage space at basement and extensive retail floor space across the upper levels. There are a number of manager offices throughout the building as well as a cash room and staff facilities.

## OPPORTUNITY

Opportunity to acquire a famous location in Glasgow city centre for a flagship retail and hospitality proposition.

Subject to planning, offers invited.

## ACCOMMODATION

We have measured the subject premises and have calculated the following approximate main dimensions and floor areas:

Roof	1,070 sq ft	99.4 sq m
Third	3,832 sq ft	356 sq m
Second	7,341 sq ft	682 sq m
First	8,170 sq ft	759 sq m
Mezzanine	4,338 sq ft	403 sq m
Basement	8,417 sq ft	782 sq m
Ground	8,127 sq ft	755 sq m
Total	41,295 sq ft	3,836 sq m

## RENT

On application.

## PRICE

On application.

## RATEABLE VALUE

£250,000.

Purchase Vehicle

The property is the sole asset held in a SPV.

## EPC RATING

The property has an EPC rating of E (69).

## PLANNING

Clean offers preferable however subject to planning may be considered.

## VIEWING/FURTHER INFORMATION

Strictly by appointment through the sole agent:



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

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