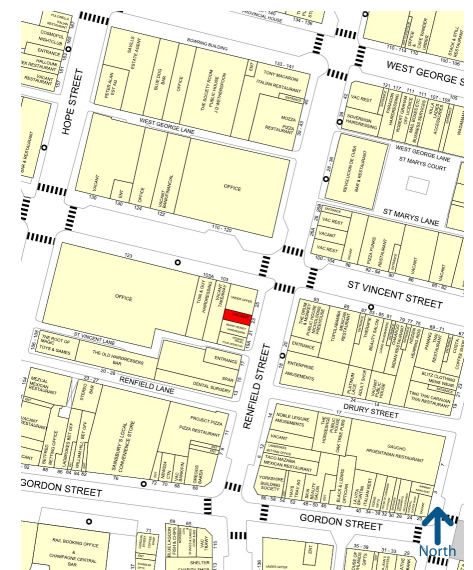




23 Renfield Street, Glasgow, G2 5AH

- Located in the heart of Glasgow City Centre
- High levels of passing footfall
- Approximately 61.30 Sq. M (660 Sq. Ft.)
- Offers over £27,500 per annum



LOCATION

Glasgow is Scotland's largest city and benefits from an immediate population of approximately 660,000 people and an estimated shopping catchment of 2 million.

The subjects are situated on the west side of Renfield Street, in the heart of Glasgow City Centre with the block bounded by Gordon Street to the south and St Vincent Street to the north. Glasgow Central Station is approximately 150 yards to the south of the subjects

DESCRIPTION

The subjects comprise a self-contained ground floor retail premises, within a larger five storey building, with office accommodation within the upper levels. We understand this is earmarked for redevelopment.

Surrounding occupiers include, Spar, Greggs and Ladbrokes.

ACCOMMODATION

We understand the unit provides the approximate Net Internal Areas:

Floor	sq m	sq ft
Ground	61.30	(660)

RENT

Offers over £27,500 per annum.

TERM

The subjects are available to lease on standard, Full Repairing and Insuring terms for a period of negotiable duration. It is anticipated that the minimum period of lease will be 10 years.

RATES

We understand from the assessor's website that the unit has a current rateable value of £18,800.



LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in connection with this transaction.

VAT

Unless otherwise stated all figures, prices, etc., are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

A full EPC survey has been carried out and is available for inspection.

VIEWING & FURTHER INFORMATION

Strictly by appointment through:

Graham + Sibbald:
233 St Vincent Street
Glasgow
G2 5QY

or the joint letting agents.

To arrange a viewing please contact:

Tom Conway

Senior Surveyor

Tel: 07810 544 912

E-mail:

tom.conway@g-s.co.uk



Gordon Nicolson

Director

Tel: 07730 569 160

E-mail:

gordon.nicolson@haretail.com



Graham Wiseman

Stelmain

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gw@stelmain.com



IMPORTANT NOTICE

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6. Date of Publication: November 2022