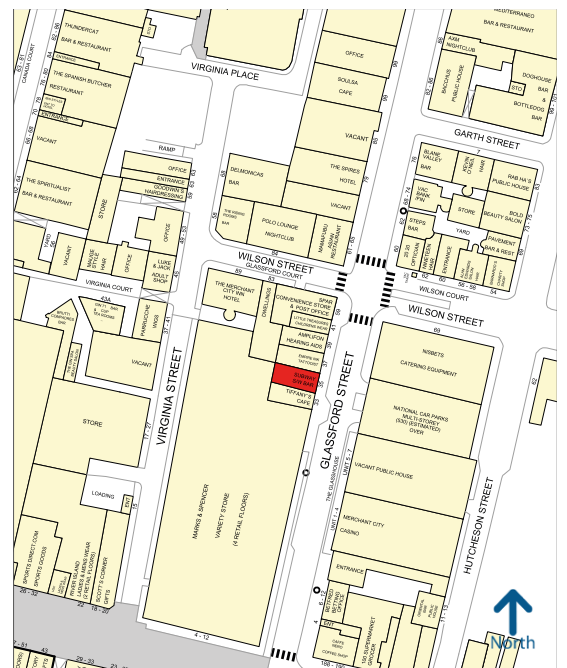




### 35 Glassford Street, Glasgow, G1 1UG

- City Centre Location
- High Levels of Passing Footfall
- New FRI Lease Available
- Ground Floor Sales Area — 91.97 Sq. M (990 Sq. ft)



## 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 Glassford Street, in the heart of Glasgow City Centre by the block bounded by Wilson Street to the north and Argyle Street to the south, in close proximity to Ingram Street.

The location is well serviced by bus and train services, equidistant between Argyle Street and Queen Street train stations.

Nearby occupiers include, The Post Office / Spar, Amplifon, Empire Tattoo Studio and Subway Sandwiches.

## DESCRIPTION

The property comprises a ground floor shop unit with a central pedestrian doorway and large displays windows on either side. It benefits from an internal electric roller shutter system.

## ACCOMMODATION

The property has been measured in accordance with RICS Property Measurement Professional Statement (1st Edition), we calculate the following approximate Net Internal floor areas:

Floor	Sq. M.	Sq. Ft
Ground	91.97	990

## LEASE TERMS

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.

## RENT

Offers over £32,500 per annum.

## RATING ASSESSMENT

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is £26,250. Each new occupier has the right of appeal against this figure. Based on a rate poundage of 0.498p this rateable value will result in an estimated rates liability in financial year 2020/21 of £16,683

## VAT

Unless otherwise stated, all figures, prices etc are quoted exclusive of Value Added Tax (VAT).

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

## LEGAL COSTS

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

## VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald or our Joint Agents:

To arrange a viewing please contact:



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## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: February 2021