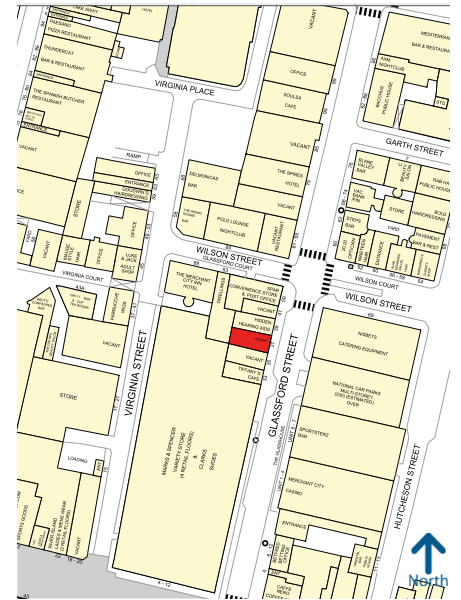




## 37 Glassford Street, Glasgow, G1 1UG

- Ground floor retail unit
- City centre location
- High levels of passing footfall
- Extends to approximately 81.71 sq. m. (880 sq. ft.)
- Rental offers in excess of £27,000 per annum, exclusive of VAT



### LOCATION

Glasgow is Scotland's largest city and benefits from an immediate population of approximately 660,000 persons and an estimated shopping catchment of two 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, Marks & Spencer, Betfred, The Post Office / Spar and Amplifon.

### DESCRIPTION

The subjects comprise a ground floor retail unit forming part of a larger five-storey building of brick construction. The unit benefits from a central pedestrian doorway and large display windows on either side. Internally, the unit is in laid out in-line with its existing use, as a tattoo studio, with an open plan sales area to the front and storage/toilet accommodation to the rear. The property would suit a variety of retail uses.

### ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal area:

Ground Floor: 81.71 sq. m. (880 sq. ft.)

### LEASE TERMS

The premises are offered on a long-term Full Repairing and Insuring lease incorporating regular rent reviews.

### RENT

We are instructed to seek offers in excess of £27,000 per annum, exclusive of VAT. Incentives are available for a long-term tenant.

### RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £31,250.

The rate poundage for 2022/2023 is £0.498 in the pound.

Any ingoing tenant may be eligible for 25% relief. Please refer to the Scottish Assessors Association portal for more information.

### VAT

Unless otherwise stated, all prices, premiums and rents 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. For the avoidance of doubt the ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.

### VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact the lettings agents.

### 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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: April 2022

To arrange a viewing please contact:



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