

TO LET PRIME RETAIL / OFFICE / RESTAURANT PREMISES

219 SAUCHIEHALL STREET, GLASGOW G2 3EX

GROUND - 3,885 SQ FT
BASEMENT - 1,958 SQ FT

PROMINENT POSITION ON
PEDESTRIANISED SECTION OF
SAUCHIEHALL STREET



CANNING VALE
PROPERTY

0141 266 0240



**219 SAUCHIEHALL STREET
GLASGOW G2 3EX**

LOCATION

Glasgow is Scotland's largest city and has an immediate population of approximately 600,000 people and a retail catchment in the order of 2 million people.

The subjects are located in a prominent position on the south side of Sauchiehall Street, one of Glasgow's main shopping streets, in the blocks bounded by West Campbell Street to the east and Blythswood Street to the west.

Nearby occupiers include Tesco, Costa Coffee, Caffè Nero, Primark, Card Factory, Greggs, Assai Records and Willow Tea Rooms.

DESCRIPTION

The premises comprise a double windowed retail unit arranged over the ground and basement floors of a traditional stone built building under a pitched and slated roof. The upper floors are in separate office use.

ACCOMMODATION

The main dimensions and gross internal areas are as follows:

Gross Frontage	37ft 9ins	11.50m
Net Frontage	31ft 7ins	9.62m
Ground Floor	3,885 sq ft	(360.92 sq m)
Basement	1,958 sq ft	(181.90 sq m)

RATING

We are verbally advised by the Local Assessors department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£72,500
Commercial Rates Poundage (exclusive of water and sewerage rates)	£0.516
Rates Payable	£37,410

RENT

Offers in excess of £85,000 per annum exclusive are invited.

LEASE TERMS

The premises are available on the basis of a new Full Repairing and Insuring lease for a minimum terms of 10 years subject to 5 yearly upward only rent reviews.

PLANNING

The premises are suitable for Class 1A (Retail) consent for retail, office and restaurant uses. Further details upon application.

ENTRY

By agreement and subject to vacant possession.

LEGAL COSTS & VAT

Each party is to be responsible for their own legal costs incurred in connection with this transaction with the incoming tenant to be responsible for Land and Buildings Transaction Tax (LBTT), registration fees and any VAT incurred thereon.

ENERGY PERFORMANCE CERTIFICATE

EPC rating details available upon request

VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole letting agent.



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