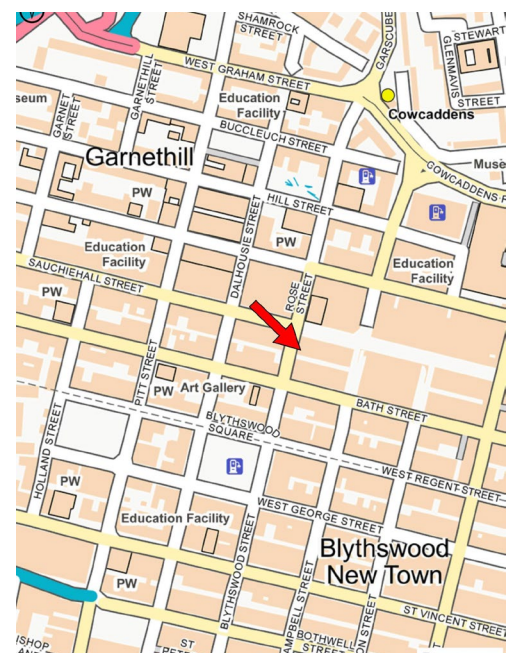
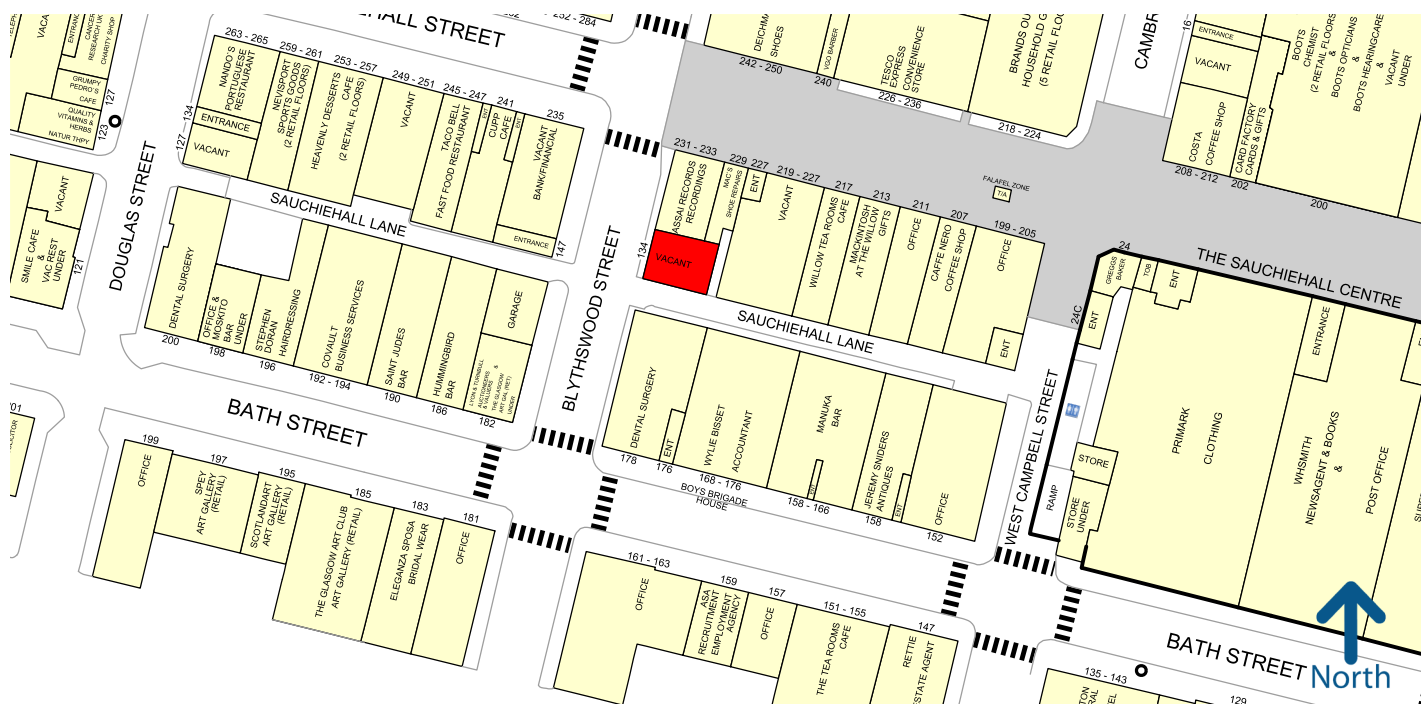




## 136 BLYTHSWOOD STREET, GLASGOW, G2 4EL

- Arranged over ground and basement floors
- Undergoing refurbishment
- Located close to its junction with Sauchiehall Street
- Suitable for a variety of uses
- Extends to approximately 157.80 sq.m. (1,698 sq.ft.)





## LOCATION

The property occupies a prominent position on the east side of Blythswood Street, close to its junctions with Bath Street and Sauchiehall Street.

Bath Street is the main arterial vehicular route out of Glasgow City Centre and is an established office and leisure destination. Recently the area has been developed with high-quality office and retail accommodation at McLellan Works, whilst the ever popular retailing thoroughfare of Sauchiehall Street provides the substantial local student community with day and late night amenities.

Nearby occupiers include Tesco, Deichmann, Nando's, Greggs, Black Sheep Coffee and many others.

## DESCRIPTION

The subjects comprise a ground floor retail unit with basement workshop / storage, forming part of a larger four-storey Grade-B listed, end-terraced Edwardian townhouse constructed of traditional blonde sandstone construction. The upper floors are currently under refurbishment for residential use.

Internally, the property benefits from open plan retail space with large display windows. The basement was formerly utilised as a workshop. WC facilities are located to the rear.

The property was previously utilised as an art gallery, however the unit lends itself to an array of other uses, assuming the necessary consents can be secured.

## ACCOMMODATION

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

Floor	SQM	SQFT
Ground	77.13	830
Basement	80.67	868
<b>Total</b>	<b>157.80</b>	<b>1,698</b>

## TERMS

The premises are offered on a new Full Repairing and Insuring Lease of negotiable length and full details on the quoting rental are available from the agents.

Alternatively our clients may consider a sale of the property and details on quoting price are available from the agents.

## RATES

To be assessed.

## EPC

An EPC has been carried out for the property and is available upon request.

## LEGAL COSTS

Each party will be liable for their own legal costs, however for the avoidance of doubt the tenant / purchaser shall be liable for LBTT, Extract Copies and VAT.

## VIEWING & FURTHER INFORMATION

In order to arrange a viewing of the premises, or for further information, please contact the agents.

## To arrange a viewing please contact:



**Ryan Farrelly**  
Chartered Surveyor  
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07900 390078



**Martin Sutherland**  
Licensed Trade and Business Agent  
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## IMPORTANT NOTICE

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6. Date of Publication: March 2024