

TO LET / MAY SELL

SPRINGFORD
COMMERCIAL PROPERTY CONSULTANTS

PRIME RETAIL UNIT



139 SAUCHIEHALL STREET, GLASGOW G2 3EW

- Prominent city centre location
- Pedestrianised block
- Extensive glazed frontage
- Rear servicing
- Potential for use Classes 1, 2 or 3
- Nearby traders include:

Waterstones WH Smith

Boots Holland & Barrett

Superdrug[★] T.K. MAXX[®]

LOCATION

Glasgow is Scotland's largest city with an inherent population of c. 600,000 but serving a wider shopping catchment of approximately 2 million within a 20 minute drive time.

Sauchiehall Street is recognised as one of the city centres principal retailing thoroughfares with the subject property occupying a prominent position on the south side of the central pedestrianised block bounded by Hope Street and Wellington Street.

Well known retailers within close proximity include Primark, TK Maxx, WH Smith, Boots, Waterstones, Superdrug, Holland & Barratt and The Works.



ACCOMMODATION

The premises comprise a well configured and self contained retail unit arranged over ground and basement levels benefiting from an attractive, extensively glazed, shop front and rear loading access.

The unit extends to the following approximate net internal areas:

Ground Floor	2,840 sq ft (263.84 sq m)
Basement	2,580 sq ft (239.69 sq m)

RENT

Rental upon application.

TERMS

The subjects are offered on the basis of a new FRI lease for a negotiable period.

Alternatively, a sale may be considered – price upon application.

RATES

The premises have a current Valuation Roll entry of RV £87,500. The applicable UBR rate is £0.511. Rates payable £44,712. Any new occupier has the right to appeal the RV within 6 months of occupation.

PLANNING

The property benefits from Class 1 retail consent; however, as from 1st April 2023, the use classes were amended such that Class 1A now includes former use Classes 1 & 2 and that there is also a presumption in favour of granting consent for Class 3 use, in particular, if there is no residential above – upper floors here are offices – or within 1 metre of the premises. Therefore, any use within what were Classes 1, 2 or 3 would effectively be permissible in planning terms.

EPC

A copy of the EPC certificate can be provided upon request.

LEGAL COSTS

Each party will meet their own legal costs involved in any transaction. The incoming tenant will be responsible for any LBTT, registration dues and any VAT incurred thereon.

ENTRY

Full vacant possession can be provided by end April 2024. However, an earlier date of entry could be arranged by agreement/negotiation.

VIEWING & FURTHER INFORMATION

Strictly via the sole letting agents:



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