

# TO LET

## RETAIL UNIT(S)

# Ryden

- PROMINENT LOCATION ON BUSY ARTERIAL ROUTE
- POTENTIAL TO SUB-DIVIDE
- SITUATED BELOW 171-BED TRAVELODGE
- WITHIN A SHORT DISTANCE OF GEORGE SQUARE, BUCHANAN STREET AND QUEEN STREET STATION



**UNITS 4&5,  
72-74 QUEEN STREET  
GLASGOW  
G1 3DN**

**2,061**  
SQUARE FEET

**192**  
SQUARE METRES

### GET IN TOUCH

**CONTACT John Conroy**

**TELEPHONE 07979 494915**

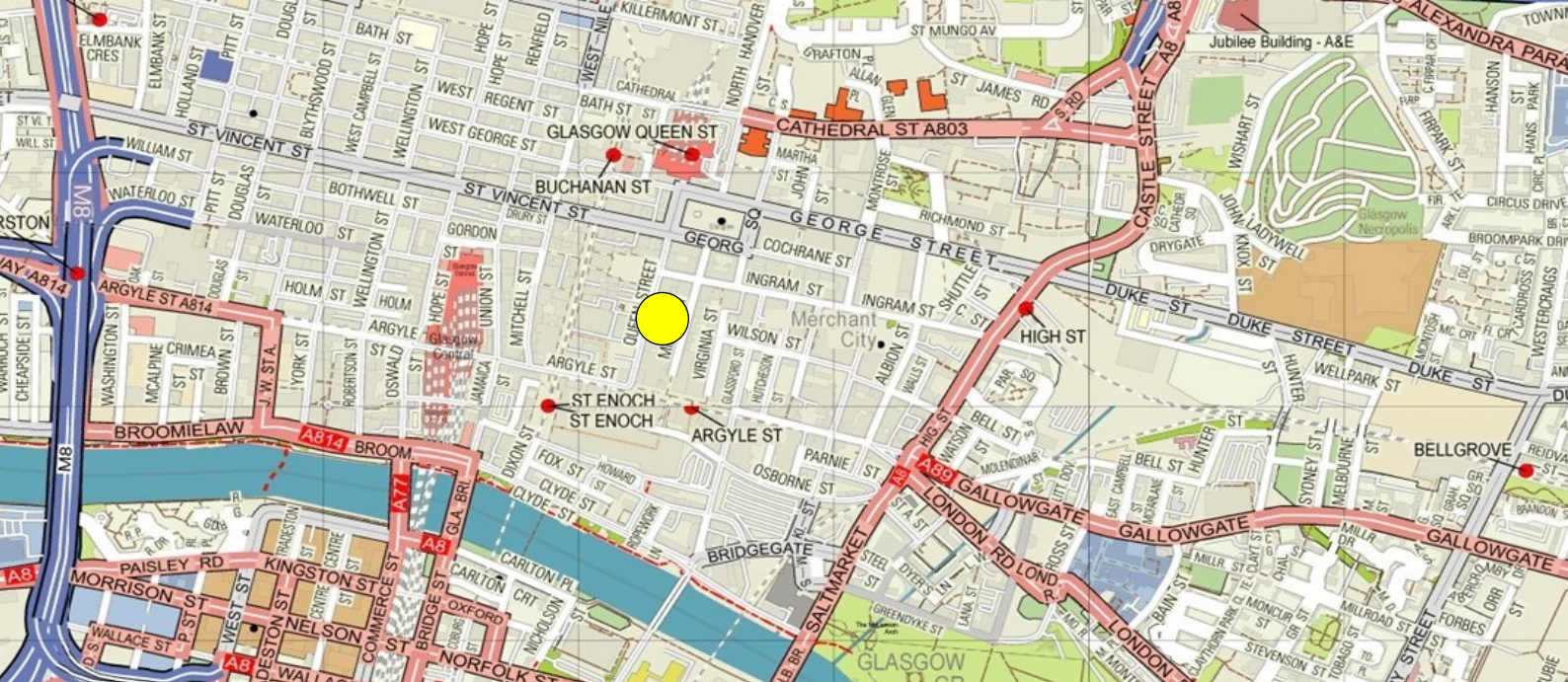
**EMAIL [john.conroy@ryden.co.uk](mailto:john.conroy@ryden.co.uk)**

Viewing is strictly by arrangement with the joint letting agents.

**GLASGOW**  
130 St Vincent Street  
G2 5HF  
0141 204 3838



**ryden.co.uk**



## LOCATION

Glasgow is Scotland's largest city and benefits from a residential population in the order of 630,000 with a further catchment in excess of 2 million. The city is widely recognised as the UK's second retail centre after London.

The subjects are located on Queen Street, a busy arterial route within the heart of the city centre, situated below a 171-room Travelodge Hotel.

The subjects are within a few minutes walk from George Square, Buchanan Street and the newly refurbished Queen Street Station (5th busiest station in the UK with approximately 23 million passengers).

The Gallery of Modern Art is located diagonally opposite the subjects and other nearby occupiers include Tesco Express, Caffe Nero, Clydesdale Bank and Reiss.

## DESCRIPTION

The subjects comprise a ground floor retail unit with storage and WC to the rear. The accommodation may be divided for multiple occupation.

## ACCOMODATION

The subjects have the following approximate area:-

<b>GROUND FLOOR</b>	<b>192 sq m</b>	<b>2,061 sq ft</b>
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There is potential to sub-divide the units to provide the following areas:

<b>UNIT 4</b>	<b>96 sq m</b>	<b>1,030 sq ft</b>
<b>UNIT 5</b>	<b>96 sq m</b>	<b>1,030 sq ft</b>

## LEASE TERMS

The subjects are available on a new Full Repairing and Insuring basis incorporating 5 yearly rent reviews, for a term to be agreed.

## RENT

Upon application.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of D. A copy of the certificate is available upon request.

## RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £70,890

Rates payable will be in the order of £34,736

## PLANNING

The subjects benefit from a Class 1 (retail) consent, however other uses will be considered, subject to planning.

## ANTI MONEY LAUNDERING REGULATIONS

To comply with Anti Money Laundering Regulations we are legally required to undertake due diligence on prospective tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of heads of terms.

## LEGAL COSTS

In the normal manner, each party will be responsible for their own costs incurred with the tenant being responsible for Land and Buildings Transactional Tax and registration dues.

## VAT

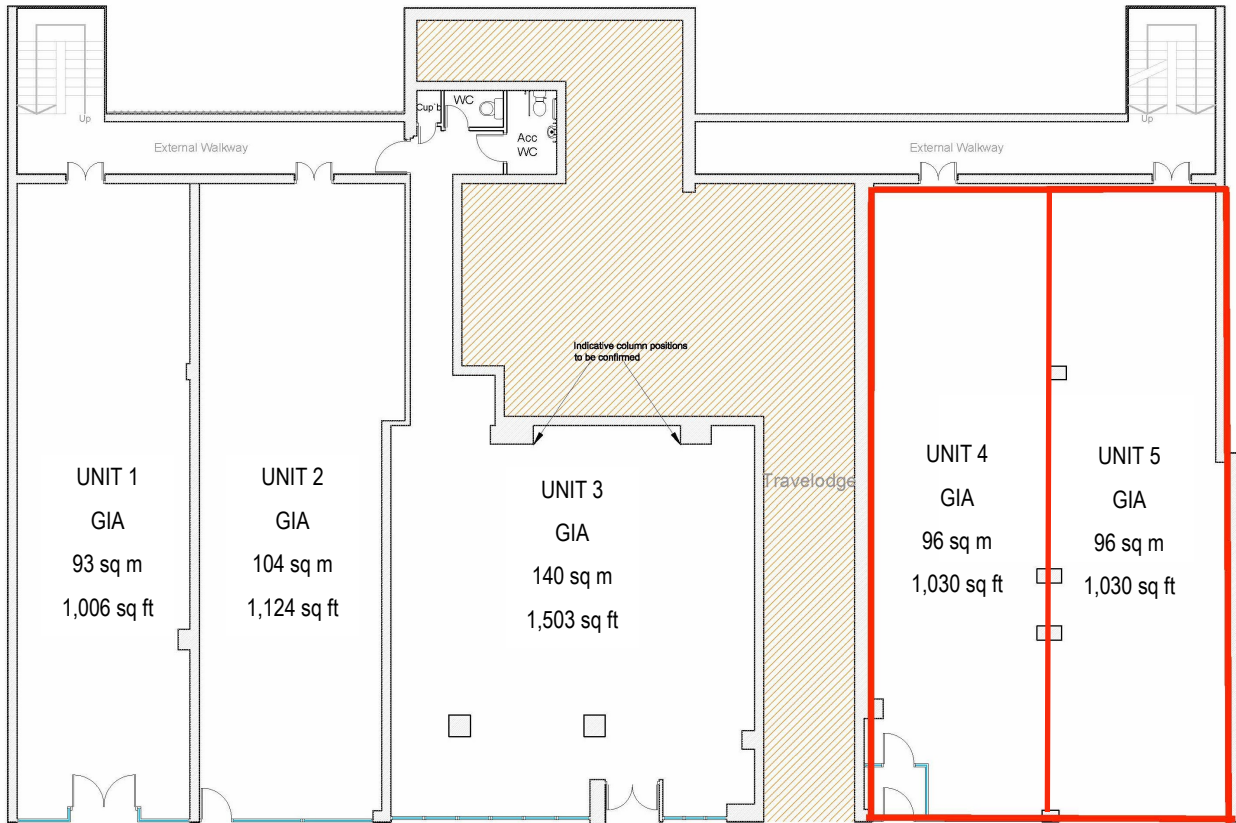
Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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**CONTACT John Conroy**

**TELEPHONE 0141 270 3176 / 07979 494915**

**EMAIL john.conroy@ryden.co.uk**

**GLASGOW**

**130 St Vincent Street  
G2 5HF  
0141 204 3838**



**ryden.co.uk**

**CONTACT Ewan Mackay**

**TELEPHONE 0141 226 1662**

**EMAIL ewan@ewanmackay.com**

**GLASGOW**

**234 West George Street  
G2 4WF  
0141 226 1662**



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