

Metropole

Clyde Street, Glasgow

TO LET or FOR SALE

FITTED GYM SPACE
AVAILABLE



- SPACE IS SUITABLE FOR RETAIL/LEISURE/GYM/OFFICE/SHOWROOM SPACE
- SECURE CAR PARKING CAN BE PROVIDED WITHIN THE PREMISES' FLEXIBLE SPACE FROM 1,500 SQFT TO 6,800 SQFT
- HIGH CEILINGS ALLOW FURTHER MEZZANINE/GALLERY SPACE
- OTHER OCCUPIERS INCLUDE REMNANT KINGS AND DENTAL PRACTICE

DALKIN + CO

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www.dalkinandco.com

Ryden.co.uk

0141 204 3838



Buchanan Galleries

Strathclyde University

Queen St Station

City Chambers

S

George Square

COMA

Merchant City

Princes Square

Central Station

Argyle Street

Argyle St Station

S

St Enoch Centre

Argos

Q Park

Holiday Inn Express

Clyde Street

Metropole

Sheriff Court

GLASGOW CITY CENTRE



LOCATION

The subjects form all of the ground floor of the Metrople building which is prominently located on the north side of Clyde Street and the south side of Howard Street between their junctions with Dunlop Street and Ropework Lane a short distance from St Enoch Shopping Centre.

The upper floors contain 94 modern flats over 8 floors all of which have been sold off to individuals.

The space is currently split into 4 separate units. Unit A is let to Remnant Kings, Unit B is available and currently fitted as a health and fitness club, Unit C is let to a dental practice and Unit D is available for immediate occupation. The available units front onto Clyde Street and Dunlop Street.



DESCRIPTION

Unit B is currently fitted as a health and fitness club with the benefit of Class 11 (Leisure) and has the benefit of double height frontage capable of accommodating mezzanine together with a rear upper floor area which forms part of the accommodation.

Unit D is currently in shell condition with an extensive frontage onto Dunlop Street.

ACCOMMODATION

We calculate the subjects to have the following approximate areas and dimensions:

Retail Unit A	LET	(752.49 sq m)
Retail Unit B	6,800 sq ft	(631.72 sq m)
Retail Unit C	LET	(233.18 sq m)
Retail Unit D	1,500 sq ft	(153.29 sq m)

RENT

Unit B £50,000 per annum

Unit D £16,500 per annum

PLANNING

Unit B has the benefit of Class 11 (Leisure) consent with Unit D available for Class 1 (retail). Alternative uses may be considered. All enquiries should be made to Glasgow City Council's Planning Department on 0141 287 8555.

LEASE

The subjects are offered on a new FRI lease on flexible terms with longer term leases to incorporate 5 yearly rent reviews.

PRICE

Our clients will consider offers to sell the property. Further details on request.

RATEABLE VALUE

Unit B :	RV	£53,000
	UBR (2018/19)	£0.506
	Rates Payable	£26,818

Unit D : To be assessed.

EPC

The Energy Performance Certificates are available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs

VAT

All prices/premiums and rents quoted are exclusive of VAT.

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FURTHER INFORMATION

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

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