

Ryden

TO LET

RETAIL UNIT (CLASS 1A)
67 SQ M (718 SQ FT)



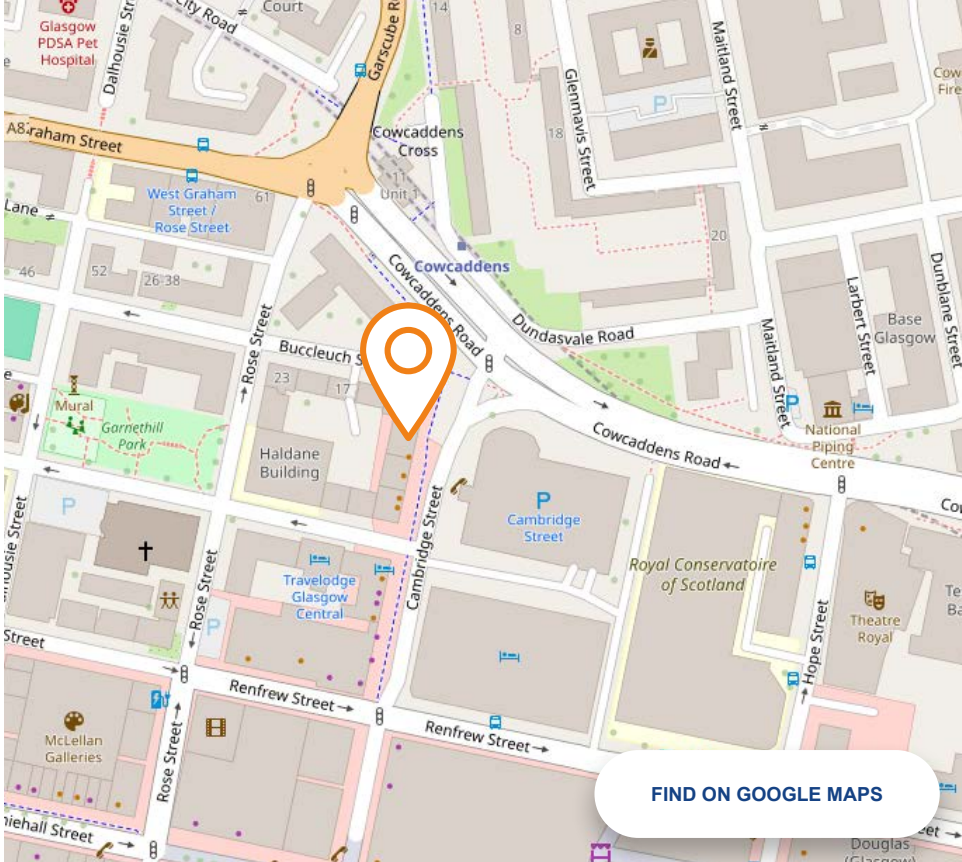
105 CAMBRIDGE
STREET
GLASGOW
G3 6RU

GROUND FLOOR
RETAIL UNIT

STAFF AND TOILET
FACILITIES

NEARBY OCCUPIERS
INCLUDE JACKSON'S
BAR, AZURRO ITALIAN
RESTAURANT, SUBWAY,
AND EASY HOTEL

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



[FIND ON GOOGLE MAPS](#)



105 CAMBRIDGE STREET | GLASGOW | G3 6RU

LOCATION

Glasgow is Scotland's largest city with a population in the order of 600,000 people and approximately 2 million people within a 20 minute drive time.

The property is situated on the west side of Cambridge Street close to it's junction with Cowcaddens Road.

Nearby occupiers include Jackson's Bar, Azzuro Italian Restaurant, Subway, Yo Hot Pot, EasyHotel and The DoubleTree by Hilton.

DESCRIPTION

The subjects comprise the ground floor of a traditional five storey building and are arranged to provide a front sales/office accommodation with staff and toilet facilities to the rear.

ACCOMMODATION

The subjects have the following approximate areas:-

	SQ FT	SQ M
GROUND FLOOR	67	718

LEASE TERMS

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

RENT

Rental offers in excess of £19,000 per annum are invited.

EPC

To be confirmed.

RATING

We understand from the Local Assessor's website that the subjects have the following rating assessment:-

Rateable Value - £19,400

UBR (2023/2024) - £0.489

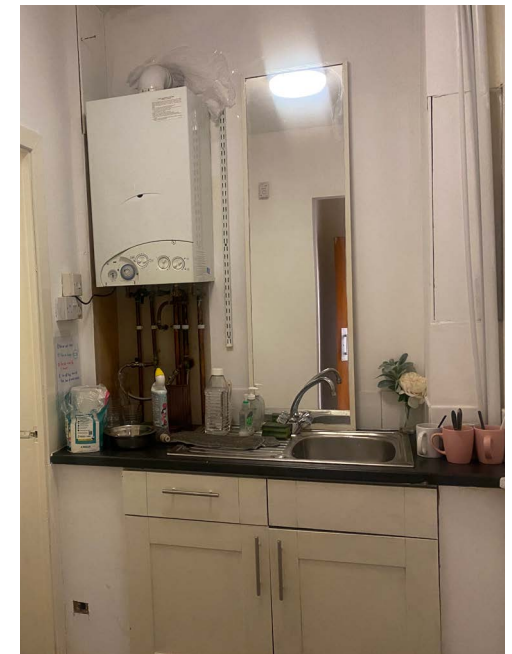
Rates Payable - £9,486 (exclusive of water/sewerage)

VAT

VAT will be charged on the rent. Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transaction Tax, recording dues and VAT as applicable.



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GET IN TOUCH

Please get in touch with our letting agent for more details.

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Ryden

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **February 2024**



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