

Retail Unit

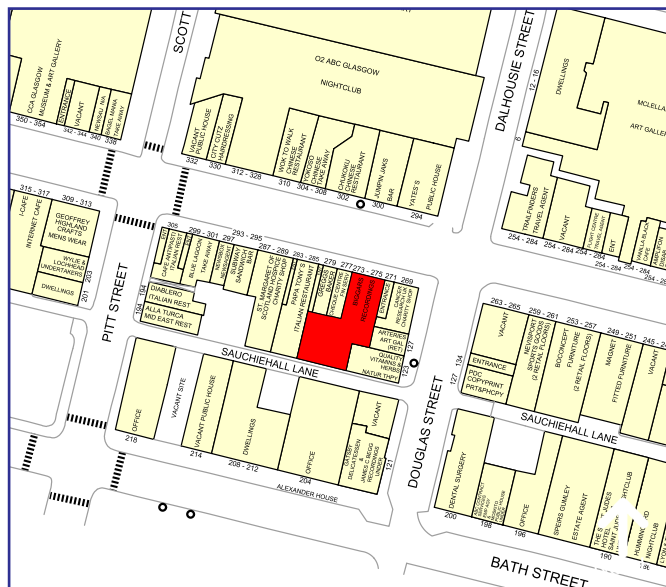
To let / for sale



273 Sauchiehall Street, Glasgow

- Prominent double fronted retail premises within Glasgow city centre
- Total net internal floor area of 536.61 sq m (5,776 sq ft)
- Rental offers over £47,500 per annum exclusive invited
- Price upon application
- On the edge of pedestrianised Sauchiehall Street
- Suitable for a variety of uses subject to consent

273 Sauchiehall Street, Glasgow



Location

Glasgow is Scotland's largest city with a population of circa 600,000 and a shopping catchment in the region of 2.5 million. The subjects are located on the south side of Sauchiehall Street between its junctions with Douglas Street and Pitt Street just outside the main pedestrianised thoroughfare.

This section of Sauchiehall Street is currently being transformed as part of Glasgow City Council's £115 million 'Avenues Program' which includes streetscaping improvements to the public realm.

Occupiers in the vicinity include Trailfinders, Greggs, Nandos and Taco Bell.

Description / floor areas

The subjects comprise the ground and basement floor of a three storey and attic sandstone building under a pitched and slated roof. The current occupier has fitted out the ground floor as sales with further retail / staff / storage accommodation at basement level.

Accommodation

We calculate the net floor area extends to the following:

Ground floor 234.02 sq m (2,519 sq ft)

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Basement 302.59 sq m (3,257 sq ft)

Total 536.61 sq m (5,776 sq ft)

Energy Performance Certificate

Available upon request.

Lease terms and rental

Our clients are inviting rental offers over £47,500 per annum exclusive for the benefit of a full repairing and insuring lease of negotiable length. Alternatively, our clients will sell their heritable interest, price upon application.

VAT

Prices are quoted exclusive of VAT (if applicable)

Rateable value

The subjects are to be re-assessed. An estimate can be provided upon request.

Legal costs

Each party to pay their own legal costs in connection with the transaction with the ingoing tenant being responsible for any registration dues and stamp duty.

Viewing and further information

Strictly by appointment with the sole agents

Name: Paul Hamilton

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