

# VIRGINIA COURT

BARS · RESTAURANTS · RETAIL · OFFICE · STUDIO SPACE

GLASGOW



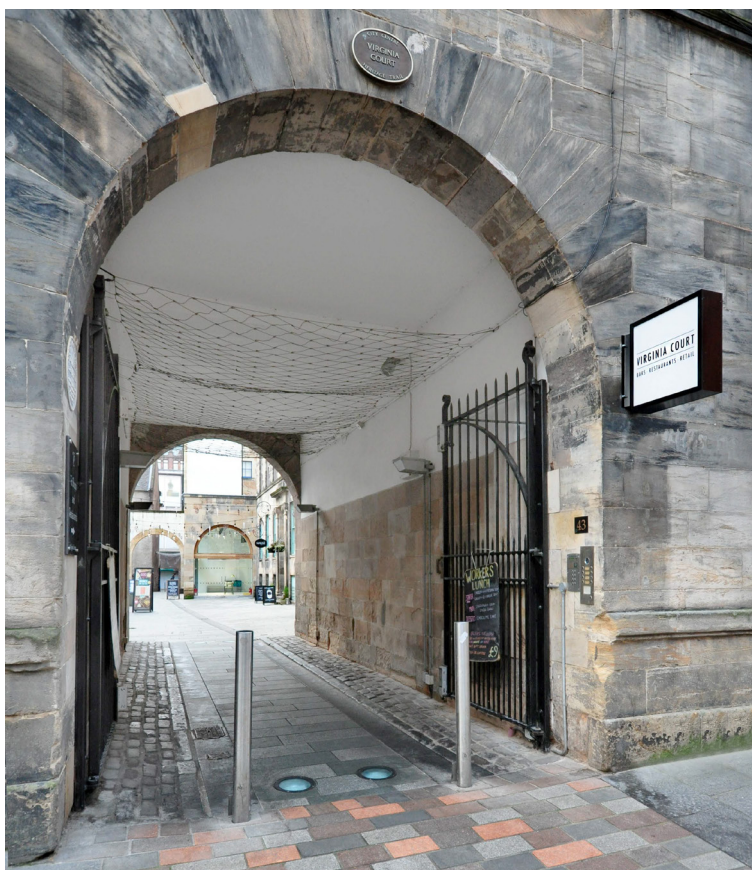
**GROUND & BASEMENT UNIT**  
41 VIRGINIA STREET, VIRGINIA COURT,  
GLASGOW, G1 1TS

- ONE OF GLASGOW'S FASTEST GROWING LIFESTYLE/RETAIL DESTINATIONS
- LIMITED AVAILABILITY
- 1,400 SQ FT OVER GROUND & BASEMENT
- CLASS 1 RETAIL CONSENT

# LOCATION



  - VIRGINIA COURT  
  - AVAILABLE  
  - RETAIL  
  - RESTAURANT/CAFE  
 ≡ - TRAIN STATION



A strong mix of occupiers are located in and around Virginia Court. Occupiers within Virginia Court include Brutti Compadres, Cup/Gin 71, Gin Spa and Mauge Style. Operators nearby include Ibis Style Hotel, Soho Pizza, Spanish Butcher, Paesano, Mulberry, Marks and Spencer, TK Maxx and the new Emporio Armani flagship store all within a one minute walk.





Glasgow's population:  
615,070 (2016)  
fourth largest city in the UK

City Region Population:  
2.3 million  
fifth largest conurbation in the UK



Catchment Area:  
c. 420,300  
people of working age within a  
60 minute drive of the city centre

## DESCRIPTION

Virginia Court is an exciting development within Glasgow's thriving Merchant City, in the heart of the City Centre. The development is set within an attractive courtyard overlooked by upmarket apartments and business space, blending modern and traditional buildings.

An exciting opportunity existing to capture the last remaining unit fronting Virginia Street. The property is fully self-contained over ground floor and basement providing open-plan retail space over both floors complete with WC and tea-prep facilities.

## ACCOMMODATION

FLOOR	SQ FT	SQ M
GROUND	950	88.26
LOWER GROUND	700	65.03
<b>TOTAL</b>	<b>1,650</b>	<b>153.29</b>

## RATING

The Rateable Value is £17,900, some occupiers may be eligible for 25% rates relief under the Small Business Bonus Scheme.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request.

## TERMS

The premises are available on a new Full Repairing & Insuring Lease for a period to be agreed. Quoting figures on application.

## VIEWING & FURTHER INFORMATION

By appointment through the joint sole agents:

**Gregor M Brown**  
T: 07717 447 897  
Gb@gmbrown.co.uk

**G·M·BROWN**

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Particulars issued June 2022.