



PROPERTY CONSULTANTS

PROMINENT SHOP UNIT TO LET

12 HAVANNAH STREET, (COLLEGELANDS), GLASGOW, G4 0UB.



LOCATION

Collegelands is a relatively new quarter close to Glasgow city centre and comprises commercial, leisure and residential space.

The area is only 10 minutes' walk from Queen Street Railway Station, is well served by public transport and is also easily accessible by car. The area is on the fringe of Glasgow's Merchant City which is a very cosmopolitan and vibrant area with multiple bars, restaurants and niche retailers present. Collegelands is also at the heart of student life in the city being only 5 minutes' walk from the University Of Strathclyde and the City Of Glasgow College.

There has been considerable development already in the immediate vicinity of the subject property including office, student accommodation and a multi-storey car park. For more details see next page.

DESCRIPTION

The property comprises a large ground floor retail unit situated underneath the Collegelands student accommodation development. This block is operated by Fresh Student Living and provides state of the art accommodation for 588 students.

The shop occupies a prominent corner location on Havannah Street. It has an excellent frontage with double entrance doors and also benefits from a prominent return frontage with glazed windows all along the side elevation. We estimate that the property provides the following approximate dimensions and areas:

Internal Width (Front)	41ft 4ins	12.61m
Internal Width (Rear)	27ft 9ins	8.47m
Shop Depth	92ft 6ins	28.2m
Ground Floor	2800 sq. ft.	260.12 sq.m.

RATING

As the property has never been occupied, it has not been assessed for rating purposes. An estimate on Rateable Value may be available on request.

TERMS

The property is available on the basis of a new full repairing and insuring lease. Rent on application to the letting agent.

PLANNING

We understand the unit benefits from planning consent for retail use. The property may also be suitable for a variety of alternative uses such as office ; restaurant ; café ; leisure use etc. subject to planning.

Interested parties are advised to make their own enquiries directly with the local Planning Department with regard to existing and alternative uses.

EPC

Available on request

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

ENTRY

An early entry date is available.

VIEWING & FURTHER INFORMATION

Viewing is strictly by appointment through: Stephen Innes, Lambert Innes Property Consultants
Tel: 01 41 248 5878

Email Stephen@lambertinnes.co.uk



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