



PROPERTY CONSULTANTS

CITY CENTRE SHOP UNIT

**** WITH THE BENEFIT OF CLASS 2 (OFFICE) CONSENT ****

TO LET

37 GLASSFORD STREET, GLASGOW, G1 1UG



LOCATION

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

The subject property occupies an excellent city centre location on Glassford Street in the Merchant City area of the city and just a short walk from the prime retailing location of Argyle Street. It is a busy street for both pedestrian and vehicular traffic. There is a multi-storey NCP car park opposite the property.

The shop is very close to the Glassford Street entrance to **Marks & Spencer** and other occupiers in the vicinity include **Subway**, **Amplifon** and **Spar/Post Office**.

DESCRIPTION

The property comprises a ground floor shop unit with a central pedestrian doorway and good window displays on either side. It benefits from an internal electric roller shutter system.

Internally the shop is in excellent condition and is mainly in an open-plan layout with a private office and staff kitchen created by means of partitions. There is an accessible W.C. and also a rear fire escape.

We estimate that the property provides the following approximate dimensions and areas:

Internal Width	21'4"	6.50m.
Shop Depth	44'6"	13.56m.
Ground Floor	940 sq.ft.	87.32 sq.m.

RATING

The Assessors Department website shows the property as having the following assessment -

Rateable Value - £31,250.

Uniform Business Rate (2019/2020) - £0.49.

Interested parties are advised to verify this information for themselves.

TERMS

The passing rent is £35,000 per annum and the property is held on a long term lease expiring in August 2027. There is a tenant break option in August 2022.

Our clients are looking to assign their leasehold interest or alternatively would consider sub-letting the property. Further details on application.

EPC

Available on request.

PLANNING

The current use of the property is for office purposes and therefore we understand it benefits from Class 2 (Financial, Professional and Other Services) planning consent, however may be equally suitable for a variety of alternative uses including retail.

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

LEGAL COSTS

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

The ingoing tenant will be responsible for Land and Buildings Transaction Tax, registration dues and any VAT incurred thereon.

ENTRY

By negotiation.

VIEWING & FURTHER INFORMATION

Viewing is strictly by appointment through: Stephen Innes at Lambert Innes Property Consultants
Tel: 0141 248 5878

Email stephen@lambertinnes.co.uk



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