



PROPERTY CONSULTANTS

PRIME CITY CENTRE SHOP TO LET



GLASGOW, 109-113 SAUCHIEHALL STREET, G2 3DD

- Prime city centre shop unit.
- Strong potential for Class 3 (hot food/restaurant) use.
- Located on one of Glasgow's busiest shopping streets.
- Excellent glazed frontage.
- Nearby occupiers include McDonalds, Popeyes, Chopstix, Mountain Warehouse, Savers and Wendys.

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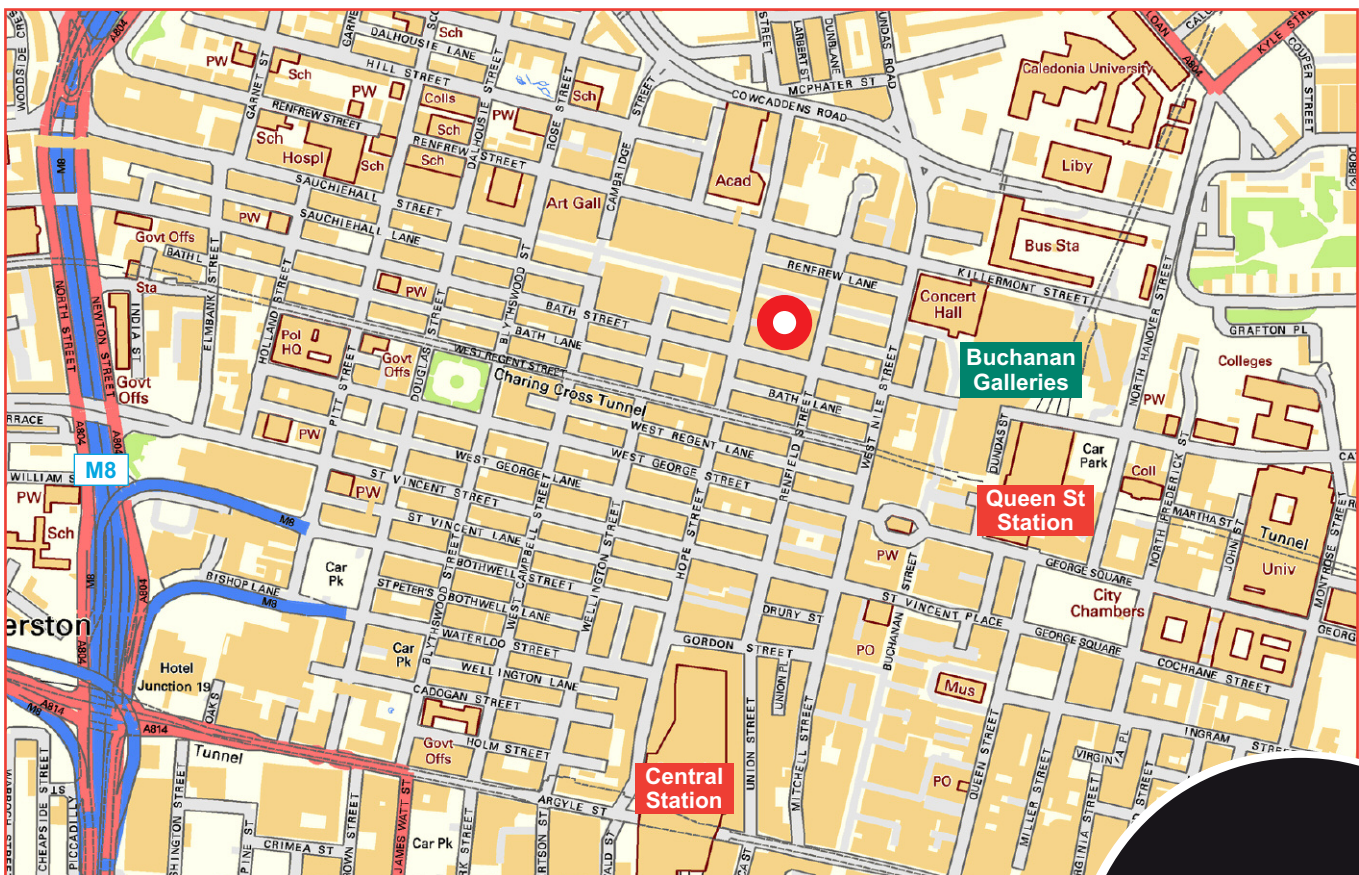
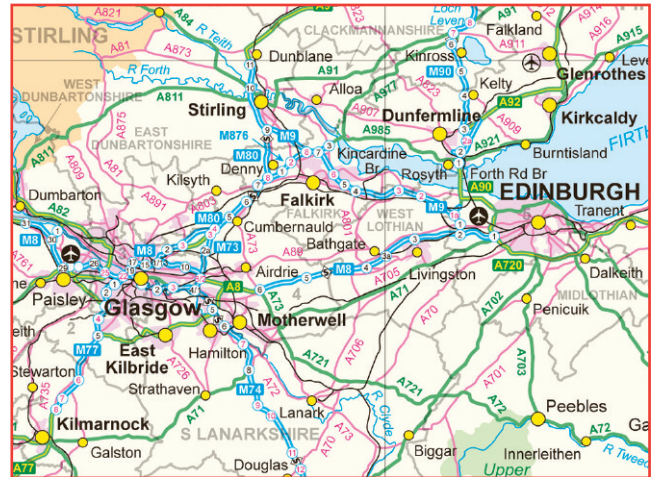


LOCATION

Glasgow is Scotland's largest city with a resident population in the order of 600,000 and has an estimated shopping catchment of 2 million people within a 20-minute drive time. The city is widely regarded as being one of the top retail destinations in the UK.

Sauchiehall Street has long been recognised as one of the principal retailing streets in the city centre forming part of Glasgow's Golden Z, linking with Buchanan Street and Argyle Street. It also benefits from having Buchanan Galleries Shopping Centre at the end of the street.

The subject property enjoys a central location on the street. It is immediately adjacent to **McDonalds** and other occupiers nearby include **Popeyes**, **Mountain Warehouse**, **Chopstix**, **Savers**, **Wendys**, **The Works** and **Poundland**.



**LAMBERT
INNES**

DESCRIPTION

The property is arranged over ground, first and second floors.

At ground floor the shop offers a regular shaped layout and benefits from an extensive glazed frontage to Sauchiehall Street.

The first floor is accessed via a well-proportioned staircase and provides excellent storage, staff and toilet facilities.

The second floor offers additional storage accommodation and further toilet facilities.

We estimate that the property provides the following approximate accommodation:

Internal Width (front)	30'8"	9.35m
Ground Floor	950sq.ft.	88.26sq.m.
First Floor	1,250sq.ft.	116.13sq.m.
Second Floor	1,580sq.ft.	146.79sq.m.

RATING

We understand from the local Assessors Department that the subjects are currently entered in the Valuation Roll as follows:

Rateable Value - £33,000.

Commercial Rate Pounding (2026/2027) - £0.481.

TERMS

The property is available on a long-term lease and rental offers in excess of £50,000 per annum are invited.

EPC

Available on request.

PLANNING

The last use of the property was as a retail shop and therefore we understand it will benefit from Class 1A (Shops, Financial, Professional and Other Services) planning consent.

There has however been a subsequent planning application which would support a change of use to Class 3 (hot food/restaurant) use. Further details on application.

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

LEGAL COSTS

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

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

ENTRY

The property is available subject to the landlord securing vacant possession. Further details on application.

**ANTI-MONEY LAUNDERING REGULATIONS**

To comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.

VIEWING & FURTHER INFORMATION

Viewing is strictly by appointment through:

Stephen Innes,
Lambert Innes Property Consultants
 Tel: 0141 248 5878
 Email: stephen@lambertinnes.co.uk