

# 110/ 112

BUCHANAN STREET  
GLASGOW G1 2JN



**TO LET  
100% PRIME  
CITY CENTRE  
RETAIL UNIT**

**RARE  
OPPORTUNITY**

- Self contained retail unit with excellent frontage onto Buchanan Street
- Trading over ground plus basement – or ground floor only option
- Sits alongside the highly successful Ivy restaurant

## LOCATION

Glasgow is Scotland's largest city and is widely acknowledged as being the UK's best retailing centre outwith London. It is also widely recognised as a European leading fashion destination. Shopper footfall on Buchanan Street, which is Glasgow's premier shopping thoroughfare, is estimated to exceed 1 million people per week.

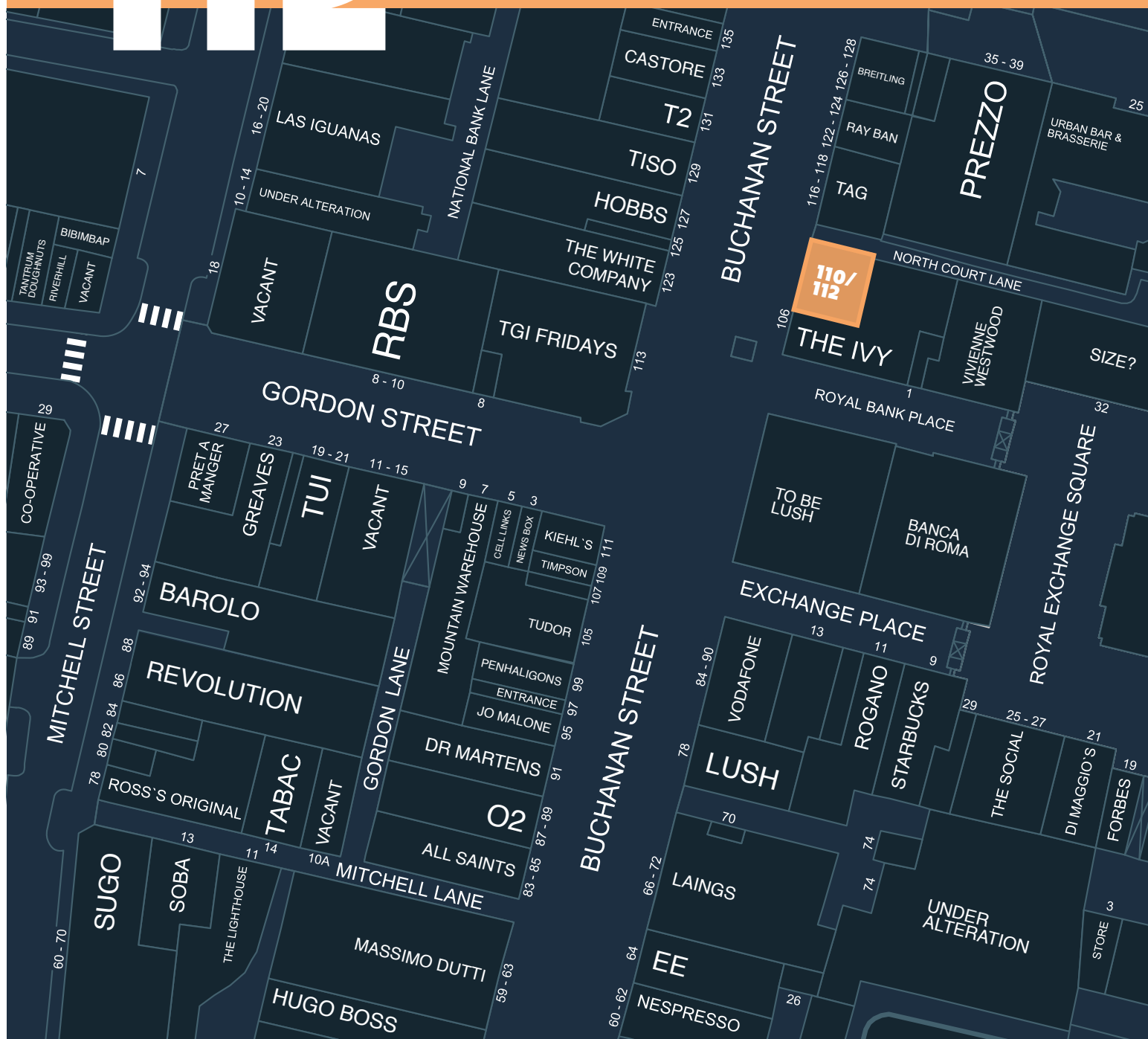
The subjects lie in a prime position on the east side of Buchanan Street between St Vincent Place to the north and Royal Bank Place to the south. Nearby retailers include Hobbs, Lush, The White Company, Vodafone, Tag Heuer and Kiehl's. They also lie adjacent to the world famous and highly successful restaurant, The Ivy, which trades over ground and first floor levels.

## DESCRIPTION

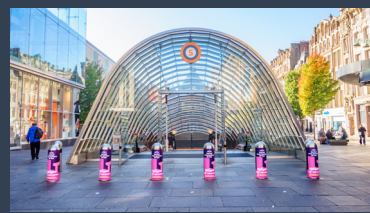
The subjects sit within a B-Listed, four storey and basement property of sandstone construction under a pitched timber and slated roof.

The unit, which currently trades as a Scottish Gift Shop, provides sales accommodation over ground and basement levels with staff and toilet facilities located within the basement area. A central staircase connects both levels. Please note the Landlords may also consider letting the ground floor only – or ground plus part basement.

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## RATEABLE VALUE

The subjects are entered into the Valuation Roll as follows:

**Shop - Rateable Value £275,000 -  
for ground and basement.**

Rates payable based on the current UBR is £144,100 per annum ex VAT

## COSTS

Each party shall be responsible for their own legal and associated costs incurred in the transaction.

## VAT

All rents, prices and premiums etc are quoted exclusive of VAT.

## EPC

An Energy Performance Certificate is available upon request.

## ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice and provide the following approximate net internal floor areas:

Ground Floor	764 sq ft	70.98 sq m
Basement	2,714 sq ft	252.14 sq m
<b>Total</b>	<b>3,478 sq ft</b>	<b>323.12 sq m</b>

## TENURE

The subjects are available on a new long term FRI lease incorporating 5 yearly upward only rent reviews to Open Market Value.

## RENTAL

Rental offers in excess of £250,000 pa ex VAT are invited.

## SERVICE CHARGE

A service charge applies. The amount for the current financial year is £3,028 ex VAT.

## VIEWING AND FURTHER INFORMATION

Please contact the sole letting agent:



Douglas Hogg  
0141 548 8062  
07770 926 996  
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