### BUCHANAN STREET GLASGOW G1 2JN

## TO LET 100% PRIME CITY CENTRE RETAIL UNIT

-

Glasgow

Souvenirs

## 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 lvy 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.

16 - 20

VIACANT

GREAVES 👷

27 PRET A MANGER

BAROLO

REVOLUTION

THE LIGHTHOUSE

TABAC

VACANT

10A

HUGO BOSS

10.

BIBIMBAP

CO-OPERATIVE

89 91 93-99

MITCHELL STREET

111

92 - 94

ROSS'S ORIGINAL

13

SOBA

88

86

80 82 84

SUGO

60 - 70

LAS IGUANAS

UNDER ALTERATION

19-21

RBS

8 - 10 GORDON STREET

VACANT

GORDON LANE

MITCHELL LANE

MASSIMO DUTTI

NATIONAL BANK LANE

MOUNTAIN WAREHOUSE

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

ENTRANCE

T2 E

129

125

123

CASTORE ଞ୍ଚ

TISO

HOBBS 🛓

THE WHITE

COMPANY

TGI FRIDAYS

KIEHL`S

TIMPSON

66

95

TUDOR

PENHALIGONS

JO MALONE

DR MARTENS 👼

ALL SAINTS

02 87 - 89

63

ENTRANCE

BUCHANAN STREET

66 - 72

64 EE BUCHANAN STREET

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.

128

TAG

122-124

110, 112

THE IVY

TO BE LUSH

VODAFONE

LUSH

70

LAINGS

NESPRESSO

84 - 90

EXCHANGE PLACE

ROGANO -

74

74

26

STARBUCKS

ROYAL BANK PLACE

BREITLING 126.

RAY BAN

35 - 39

NORTH COURT LANE

BANCA DI ROMA

25

SIZE?

32

ROYAL EXCHANGE SQUARE

DI MAGGIO'S 12

19

FORBES

STORE

25 - 27

THE SOCIAL

UNDER ALTERATION

URBAN BAR & BRASSERIE



# 112

#### 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 Basement **Total**  764 sq ft 70.98 sq m 2,714 sq ft 252.14 sq m **3,478 sq ft 323.12 sq m** 

#### 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.

**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  $\pm$ 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.

#### VIEWING AND FURTHER INFORMATION

Please contact the sole letting agent:



Douglas Hogg 0141 548 8062 07770 926 996 douglas.hogg@hsaretail.com

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