

## TO LET

PRIME CITY CENTRE CLASS 3 FOOD & DRINK OPPORTUNITY  
MAY ALSO SUIT PUBLIC HOUSE USE

123 ST VINCENT STREET, GLASGOW



### LOCATION

Glasgow is Scotland's largest city and is widely acknowledged as being the UK's best retailing centre out with London. It is also recognised as a leading food and drink destination.

The subjects are located on the south side of St Vincent Street, Glasgow, between Renfield Street and Hope Street, and sit within the prime and very popular area for bars and restaurants, benefitting from their close proximity to the office core along with the city's prime shopping location, Buchanan Street .

## Description

Upon reconfiguration, the property will comprise a ground floor restaurant or public house unit contained within a larger office building. It is anticipated that a dedicated entrance will be formed directly from St Vincent Street.

Nearby occupiers include Bank of Scotland, The Drum & Monkey and Topolabamba. The unit will be let in a shell condition.

## Accommodation

The unit, arranged over ground floor only, will extend to approximately 6,650 sqft (617.81 sqm) or thereby albeit a sub division to create two separate units may be possible

## Rental

The unit will be available by way of a new Full Repairing and Insuring Lease at rental offers in excess of £150,000 per annum exclusive.

## Legal Costs

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

## Energy Performance Certificate

An EPC for the unit is available upon request

## Planning

A planning application will be lodged shortly for the appropriate use category – most likely to be Class 3 - Food & Drink.

## Rating Liability

The Rateable Value will require to be re-assessed by the local rating authority upon completion of the reconfiguration works

## Viewings



All viewings and further information is via the sole letting agents.

## Douglas Hogg

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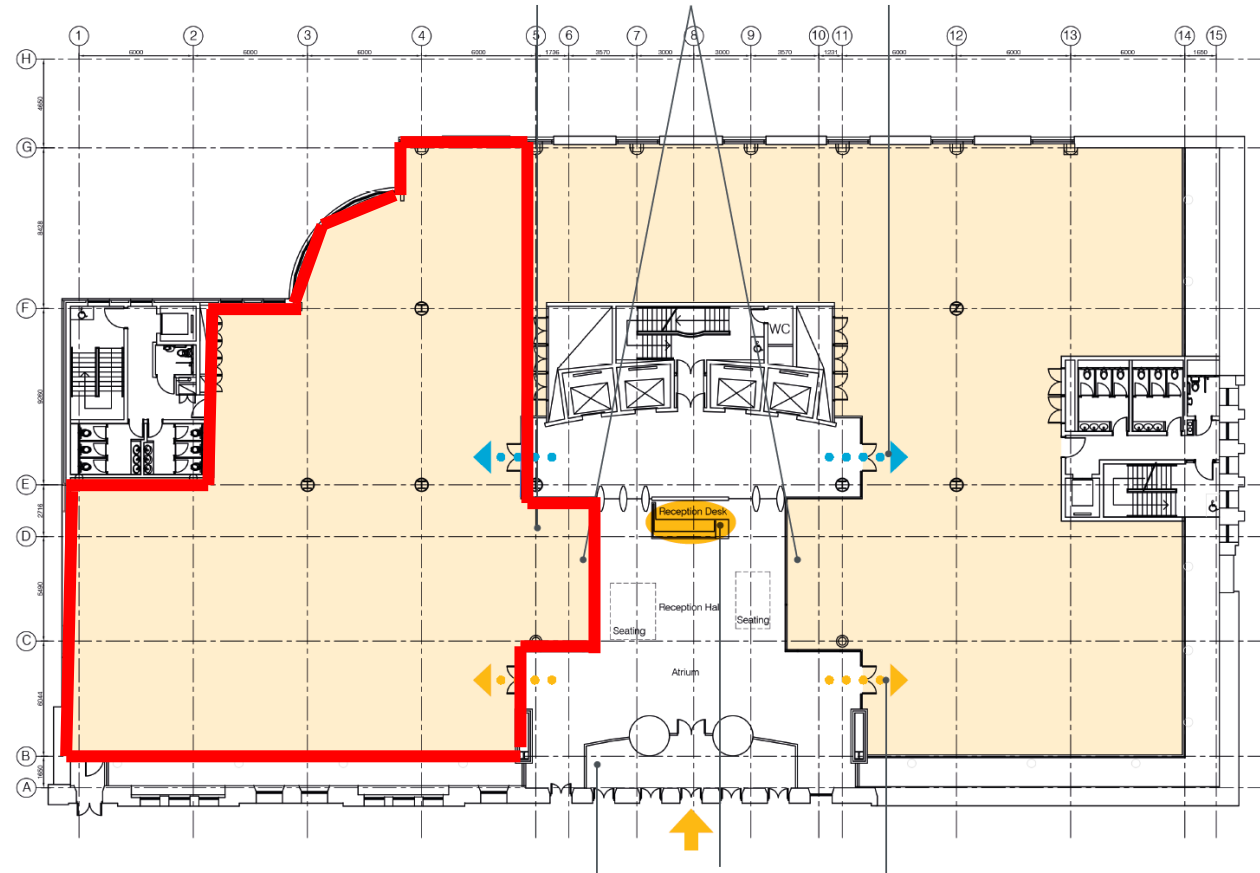
**Subject to Contract  
Date: February 2022**

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## Existing Floor Plans

The existing floor plans are illustrated opposite.



Ground Floor Plan - As Existing

## 123 St Vincent Street, Glasgow



