

TO LET

PROMINENT RETAIL UNIT

Private & Confidential – Staff Unaware

144 Sauchiehall Street, Glasgow



LOCATION

The property is situated in a prime location on the northern side of Sauchiehall Street, Glasgow.

Sauchiehall Street forms the northern part of Glasgow's "Golden Z" retailing core and is long established as one of the prime retail destinations within the city centre. Nearby occupiers include Holland & Barrett, The Works, Vodafone, Co-op and Waterstones.

Description

The property comprises a retail unit over ground floor within a building of sandstone construction.

The subjects offer sales over the ground floor with storage and staff facilities at the rear of the ground floor level respectively. The unit benefits from a return frontage to the Savoy Centre.

Accommodation

The unit is arranged over ground floor level and extends to the following approximate net internal floor areas:

Ground Floor Sales	414 sqft	38.48sqm
Ground Floor Storage	333 sqft	30.96sqm

Rental

The unit is available by way of a new Full Repairing and Insuring Lease at rental offers in excess of £30,000 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

We understand that the property currently benefits from Class 1 (Retail) consent.

Service Charge

An annual service charge applies. Further information available upon request.

Rating Liability

Rateable Value	£38,250
UBR (2021/22)	£0.490
Rates payable	£18,743



Viewings

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

Douglas Hogg

HSA Retail

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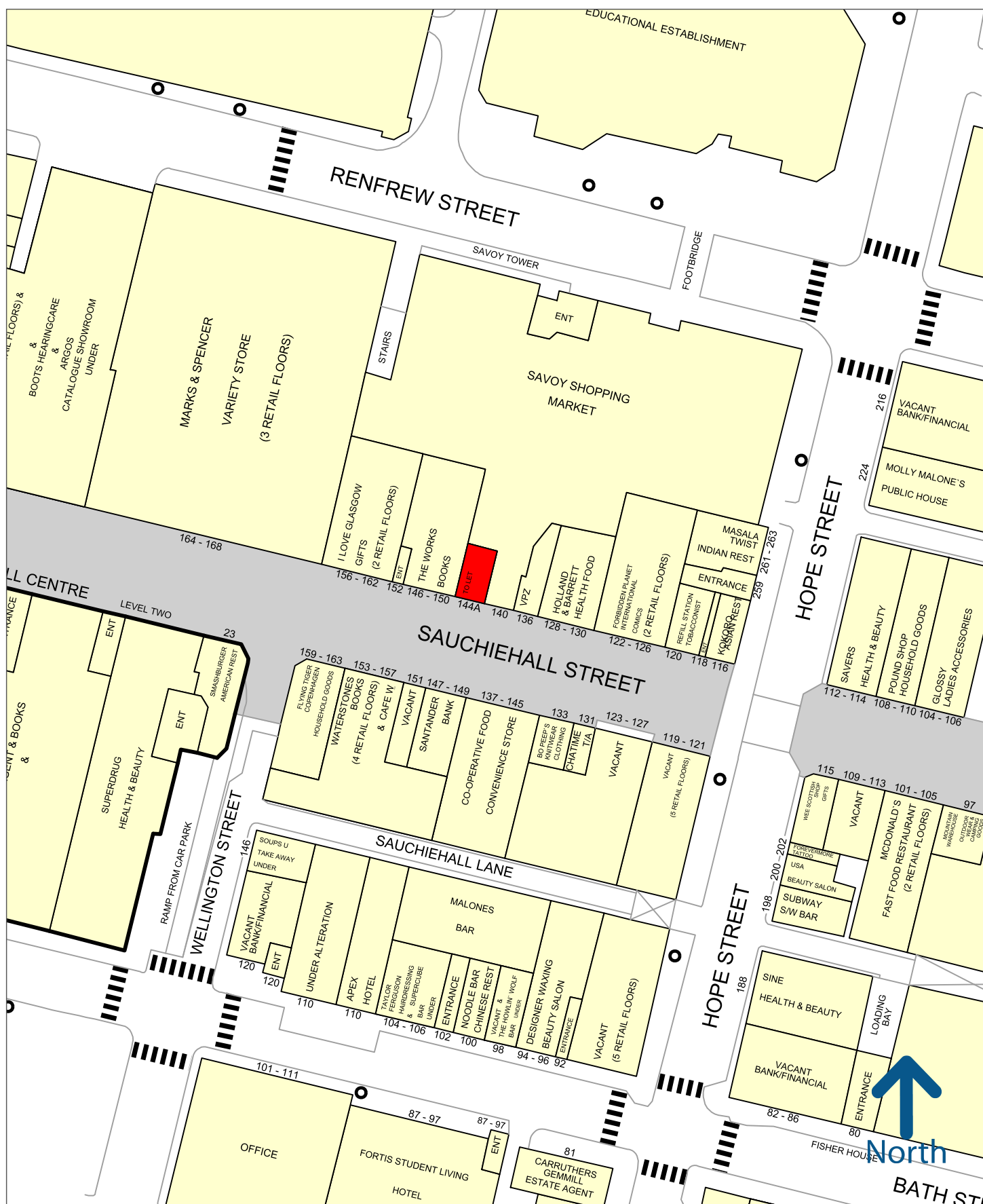
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Subject to Contract
Date: November 2021

HSA Retail Limited and HSA Retail Partners Limited trading as HSA Retail for themselves and for the vendors or lessors of this property whose agents they are given notice:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
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- (iii) no person in the employment of HSA Retail Limited or HSA Retail Partners Limited trading as HSA Retail has any authority to give representation or warranty whatsoever in relation to this property;
- (iv) all prices, rents and premiums quoted are exclusive of VAT at current rate.



50 metres

Experian Goad Plan Created: 24/11/2021

Created By: HSA Retail Limited



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