

## 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

Tel: 0141 548 8062

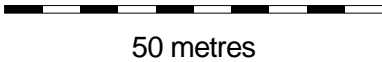
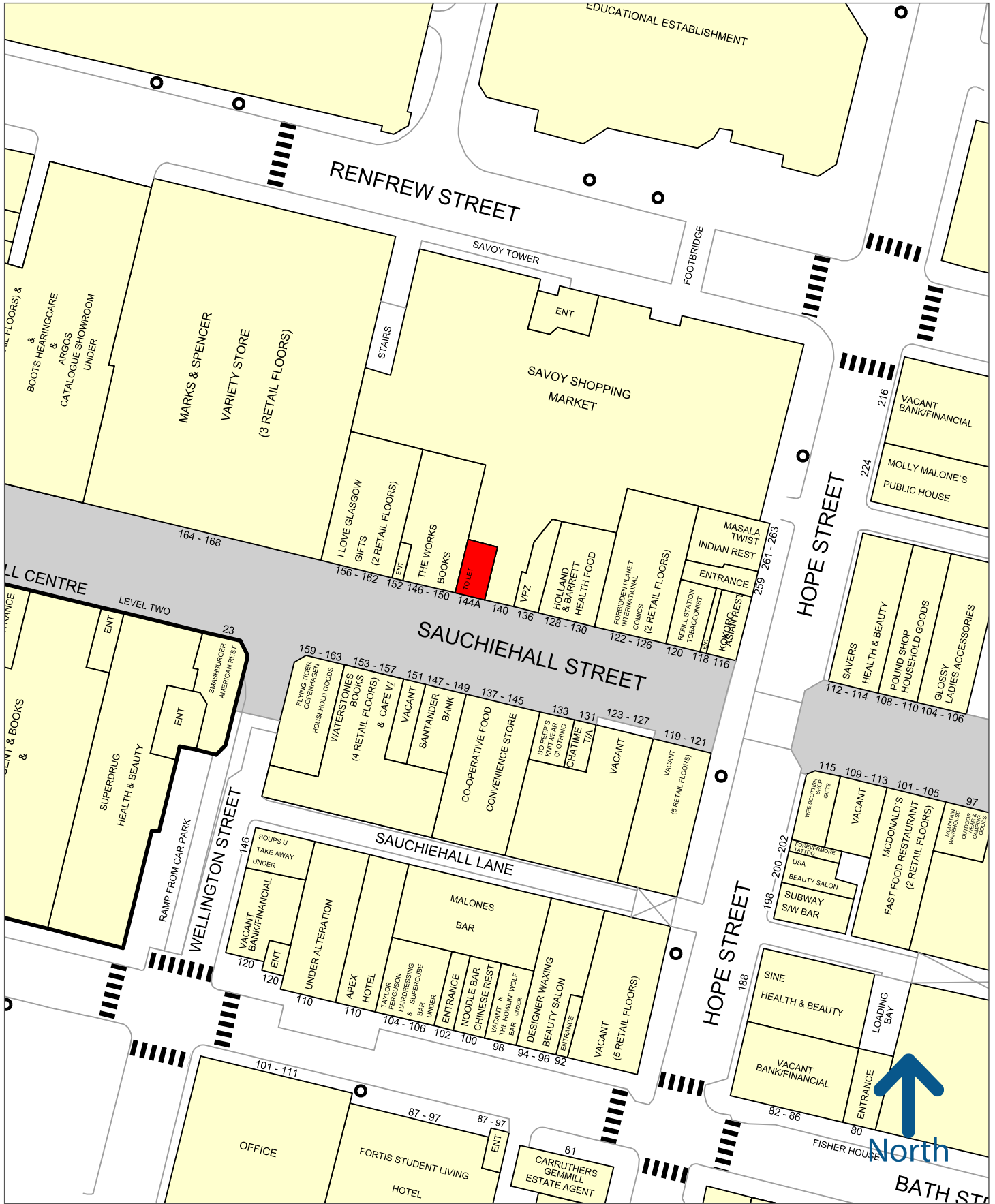
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**Subject to Contract**  
**Date: November 2021**

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Experian Goad Plan Created: 24/11/2021  
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