

TO LET

PRIME CITY CENTRE RETAIL UNIT

15 - 17 QUEEN 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 European fashion destination.

The subjects are located at the southern end of Queen Street, near to its junction with Argyle Street and provide an excellent retailing location close to Buchanan Street.

Description

The property comprises a ground and first floor retail unit contained within a building of concrete and steel construction.

Nearby operators include Primark, Holland & Barrett, Ladbrokes and the recent new addition to Queen Street, Macron – Scottish Rugby.

Accommodation

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

Ground Floor Sales	1,844 sqft	171.31sqm
First Floor	1,367 sqft	127.0 sqm
Total Net Internal Area	3,211 sqft	298.31sqm

Rental

The unit is available by way of a new Full Repairing and Insuring Lease at rental offers in excess of £50,000 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 a Class 1 (Retail) consent.

Rating Liability

Rateable Value	£97,500
UBR (2020/21)	£0.524
Rates payable	£51,090 for current year

Viewings



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

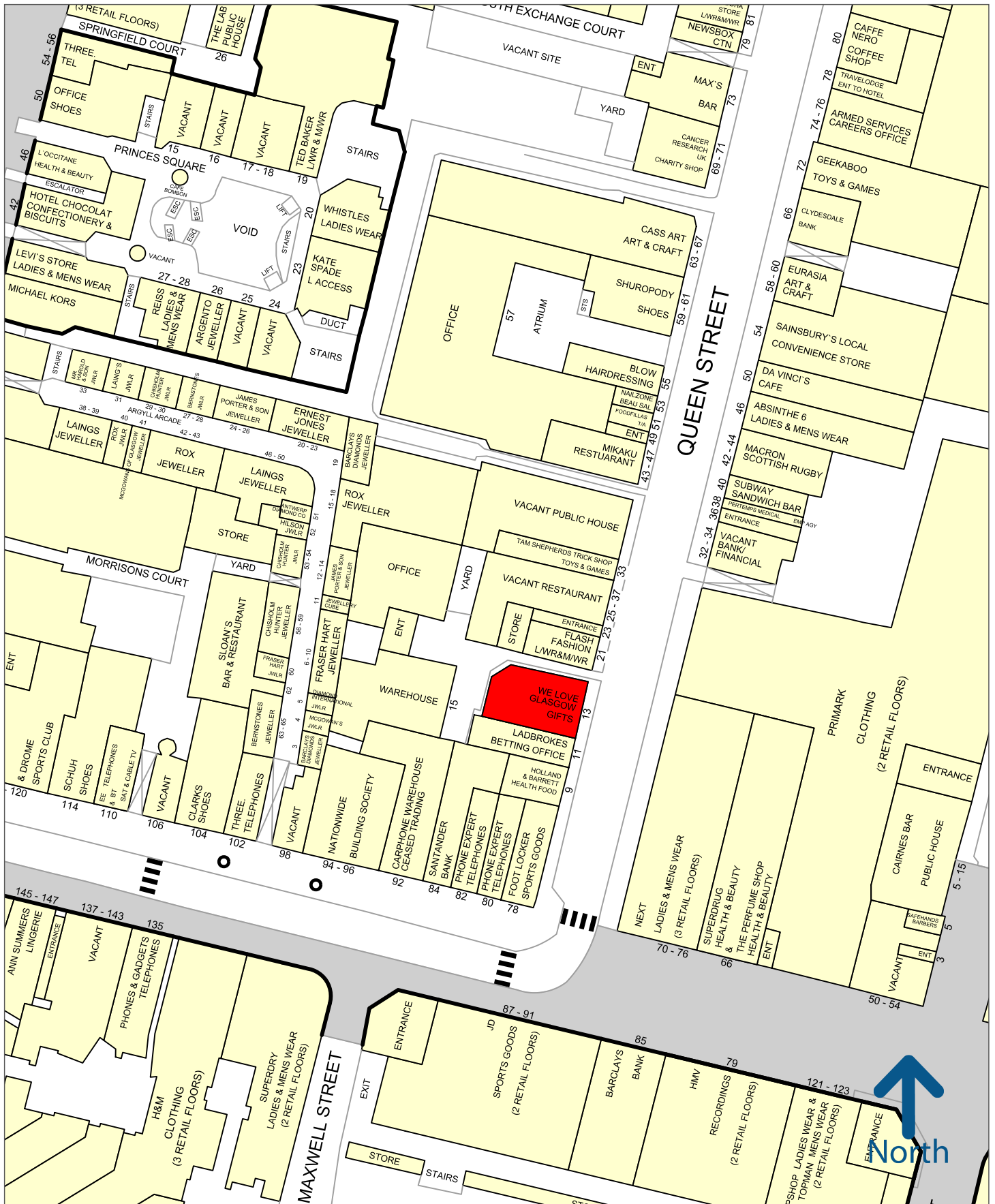
Douglas Hogg

HSA Retail
Tel: 0141 548 8062
Mob: 07770 926 996
Email: douglas.hogg@hsaretail.com

Subject to Contract
Date: January 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: 11/01/2021
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