

LEASE AVAILABLE

PRIME CONVENIENCE STORE OPPORTUNITY

219 SAUCHIEHALL STREET, GLASGOW, G2 3EX



LOCATION

Glasgow is Scotland's largest City with a resident population of around 660,000 persons and an estimated shopping catchment population of around 2.25 million within a 45-minute drive time of the City Centre.

The subjects occupy the favoured mid-terraced position on the south side of Sauchiehall Street, one of Glasgow's principal shopping locations.

Nearby occupiers include Tesco Metro, Café Nero, Deichmann Shoes, Costa Coffee, Card Factory, Greggs, Sports Direct and Primark.

DESCRIPTION

The subjects comprise a mid-terraced retail unit arranged over ground floor and basement, extending to the following gross internal floor area;

Ground Floor:	3,624 sq. ft	336.68 sq. m
Basement:	2,068 sq. ft	192.12 sq. m

Total	5,692 sq. ft	548.80 sq. m
--------------	---------------------	---------------------

RENT

The current passing rent is £226,700.00 per annum, exclusive of VAT.

LEASE TERM

The premises are held on a 20-year Full Repairing & Insuring Lease from 27 May 2002 expiring 26 May 2022. The rent is not subject to further review.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2019 is £144,000.00. Each new occupier has the right of appeal against this figure.

Based on a rate poundage (Inc. Large Business Supplement) of 0.516p this rateable value will result in an estimated rates liability in financial year 2019/20 of £74,304.00

ENERGY PERFORMANCE CERTIFICATE

Available on request.

VAT

All prices, rents, etc, are quoted exclusive of VAT which will be charged at the prevailing rate.

PLANNING

We understand the property benefits from Class 1 (Retail) Consent. Interested parties are advised to make their own enquiries directly with the local Planning Department regarding any change of use.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land & Building Transaction Tax (LBTT), registration dues & any VAT Payable.

DATE OF ENTRY

To be mutually agreed.

VIEWING & FURTHER INFORMATION

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

Gordon Nicolson or Ross Allardice

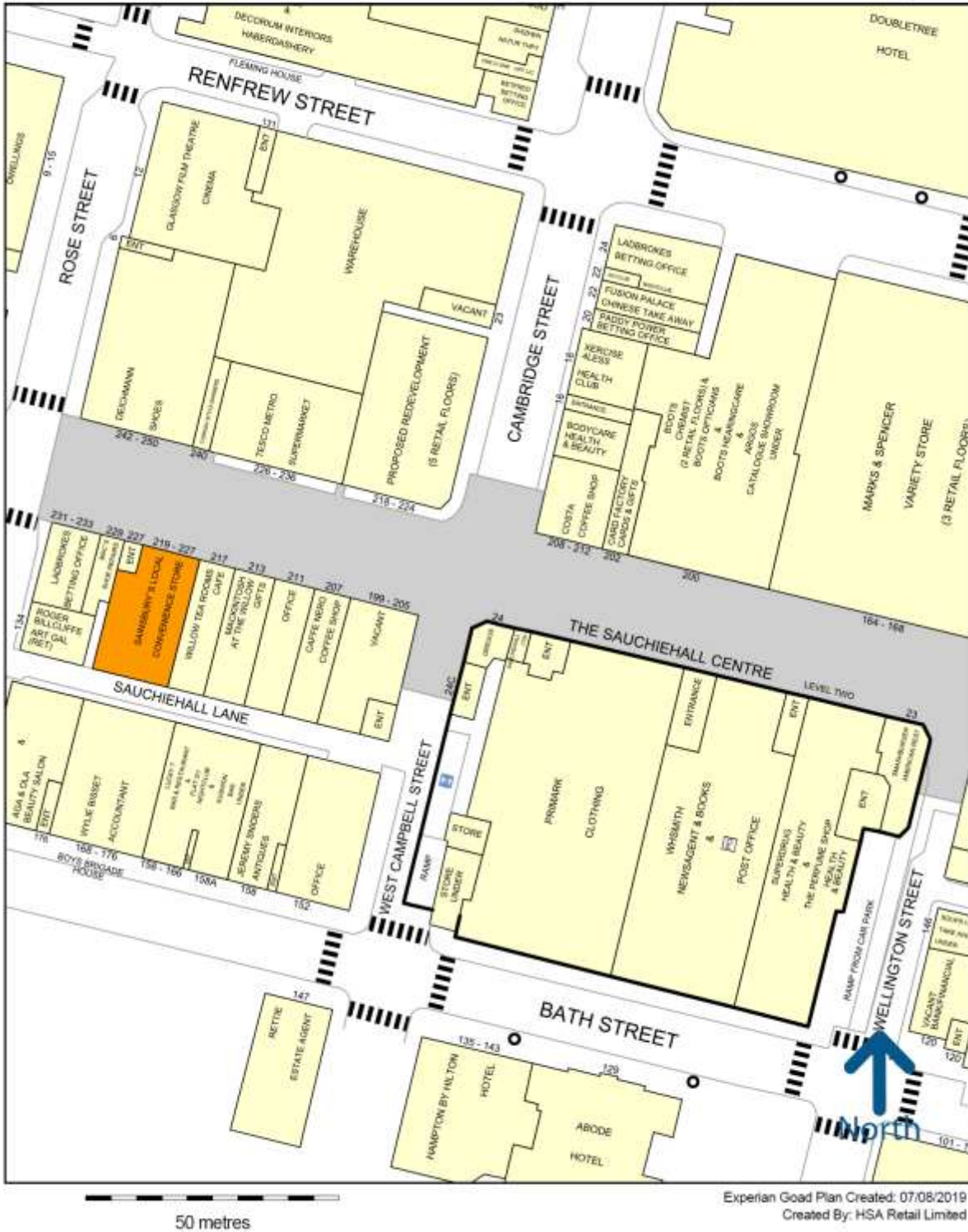
HSA Retail

Tel: 0141 548 8060

Email: gordon.nicolson@hsaretail.com / ross.allardice@hsaretail.com

Date of Publication – August 2019

Misrepresentation Act 1967: HSA Retail Limited and HSA Retail Partners Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither HSA Retail Limited, HSA Retail Partners Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 2013:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **The Business Protection from Misleading Marketing Regulations 2008:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.



Misrepresentation Act 1967: HSA Retail Limited and HSA Retail Partners Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither HSA Retail Limited, HSA Retail Partners Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 2013:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **The Business Protection from Misleading Marketing Regulations 2008:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.