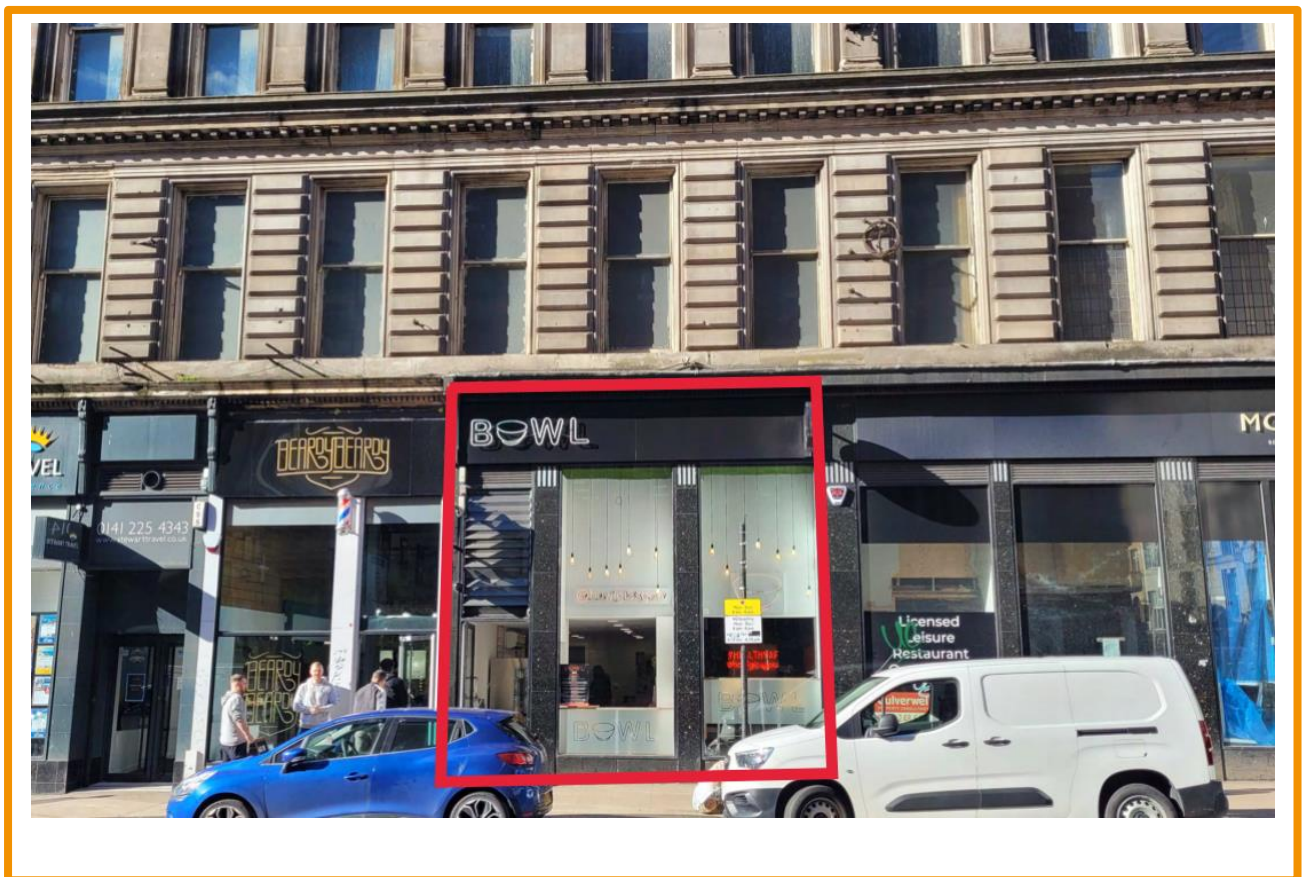


## TO LET

### CITY CENTRE RETAIL UNIT

23 Renfield Street, Glasgow, G2 5AH



#### LOCATION

Glasgow is Scotland's largest city and benefits from an immediate population of approximately 660,000 people and an estimated shopping catchment of 2 million.

The subjects are situated on the west side of Renfield Street, in the heart of Glasgow City Centre by the block bounded by Gordon Street to the south and St Vincent Street to the north. Glasgow Central Station is approximately 150 yards to the south of the subjects.

Nearby occupiers include, Spar, Beardy Beardy, The Drum & Monkey (PH) and will be further complemented by restaurant operator 'Pho', who are fitting out the adjacent property.

## Description

The subjects comprise a self-contained retail premises arranged over ground floor, where upper floors are earmarked for future office redevelopment.

The subjects have been measured in accordance with the RICS Code of Measuring Practice, 6<sup>th</sup> Edition;

Floor	sq m	sq ft
Ground	61.30	(660)

## Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is £15,000.

Each new occupier has the right of appeal against this figure. Based on a rate poundage of 0.498p this rateable value will result in an estimated rates liability in financial year 2022/23 of £7,470.00

## Term

The subjects are available to lease on standard, Full Repairing and Insuring terms for a period of negotiable duration. It is anticipated that the minimum period of lease will be 10 years.

## Rent

Offers over £27,500 per annum.

## Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Energy Performance Certificate

Full Energy Performance Certificate available on request.

## VAT

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

## Viewing & Further Information

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

### Gordon Nicolson

HSA Retail

Tel: 0141 548 8064

Email: [gordon.nicolson@hsaretail.com](mailto:gordon.nicolson@hsaretail.com)

### Ryan Farrelly / Terry McFarlane

Graham + Sibbald

Tel: 0141 332 1194

Email: [Ryan.Farrelly@g-s.co.uk](mailto:Ryan.Farrelly@g-s.co.uk) / [Terry.McFarlane@g-s.co.uk](mailto:Terry.McFarlane@g-s.co.uk)

### Graham Wiseman

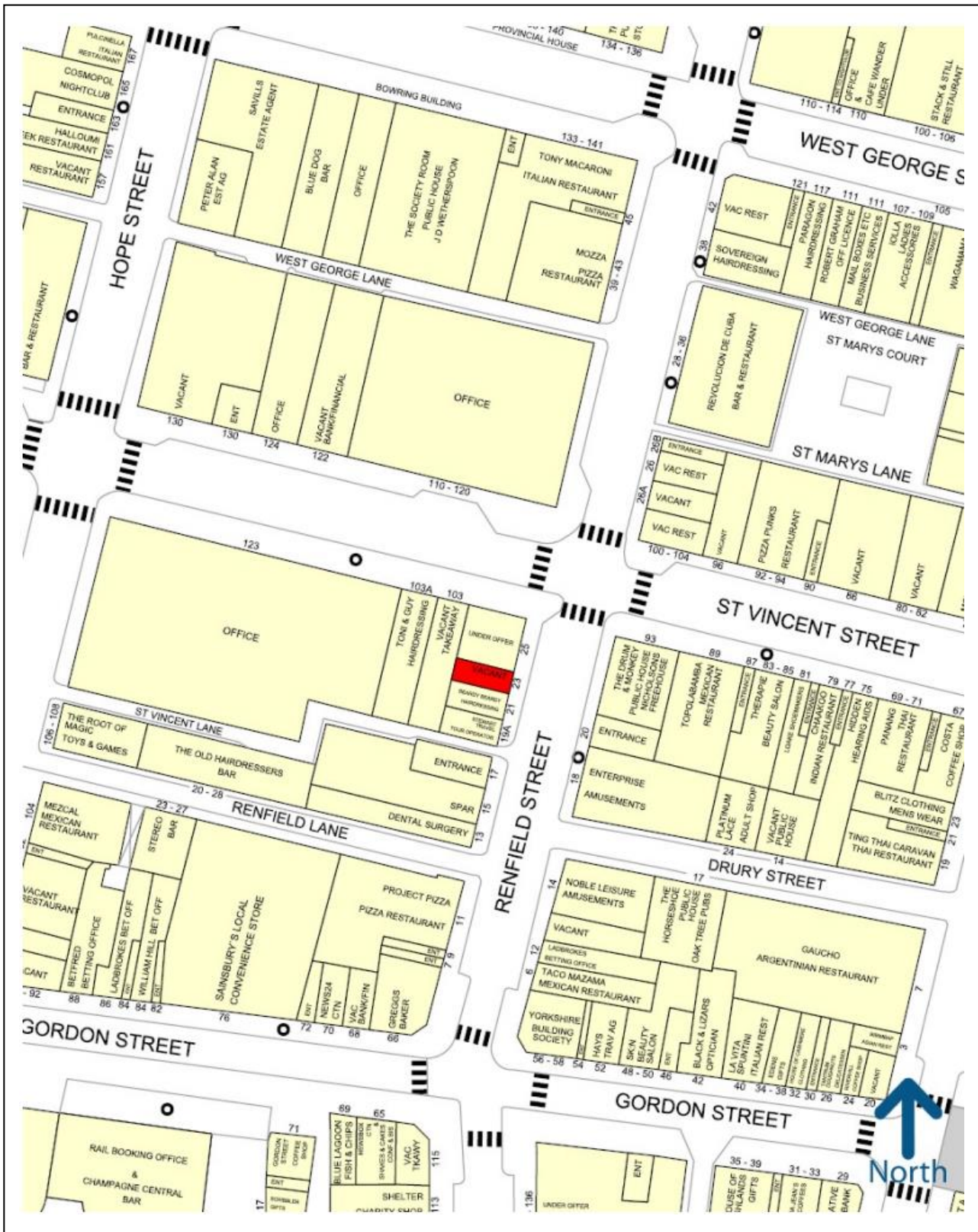
Stelmain

Tel: 0141 226 5252

Email: [gw@stelmain.com](mailto:gw@stelmain.com)

Subject to Contract  
Date: 2 Dec 2022

**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.



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