

TO LET
PRIME CITY
CENTRE
RETAIL UNIT

35-39
GORDON
STREET
GLASGOW G1 3PF

5,143 SQ FT (477.80 SQ M)

- / SELF CONTAINED DOUBLE FRONTED RETAIL UNIT
- / SITUATED JUST OFF MAIN SHOPPING THOROUGHFARE OF BUCHANAN STREET
- / MINUTES FROM CENTRAL STATION AND BUCHANAN STREET SUBWAY STATION



35-39 GORDON STREET



Description

The subjects comprise a self-contained double fronted retail premises arranged over ground, basement and first floors.

Accommodation

The subjects have been measured to the following approximate areas:

First Floor	960 sq ft	89.19 sq m
Ground Floor	2,242 sq ft	208.29 sq m
Basement	1,941 sq ft	180.32 sq m
Total	5,143 sq ft	477.80 sq m

Location

Glasgow is Scotland's largest city with an immediate population of approximately 660,000 people and an estimated catchment of over 2 million. The city is widely recognised as the UK's second largest retail centre after London's West End.

The subjects are situated on the south side of Gordon Street, equidistant between Glasgow Central Station to the west and Buchanan Street to the east, making this location one of the highest pedestrian thoroughfares within the city centre.

Nearby occupiers in the immediate vicinity include **Eat**, **Co-Op Food**, **Co-Op Bank**, **Pret A Manger**, **Kuoni Travel**, **Greaves Sports**, **Tui**, **Royal Bank of Scotland**, **Cath Kidston** and **Thomas Cook**.



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Terms

The subjects are being offered on a new Full Repairing & Insuring Lease incorporating five yearly rent reviews. Immediate entry is available upon completion of all legal formalities.

Rent

Offers over £200,000 per annum, exclusive of rates, service charge and VAT.

Business Rates

The Rateable Value of the subjects is currently £187,000 and the Rates Payable are £96,679. The UBR for 2019/2020 is £0.491 plus a large property supplement of 0.026p.

Costs

Each party will be responsible for their own legal and other associated costs incurred in this transaction.

VAT

All rents, prices and premiums etc. are quoted exclusive of VAT.

EPC

An Energy Performance Certificate is available on request.

Further Information

For further information or to arrange a viewing please contact the sole leasing agents:



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