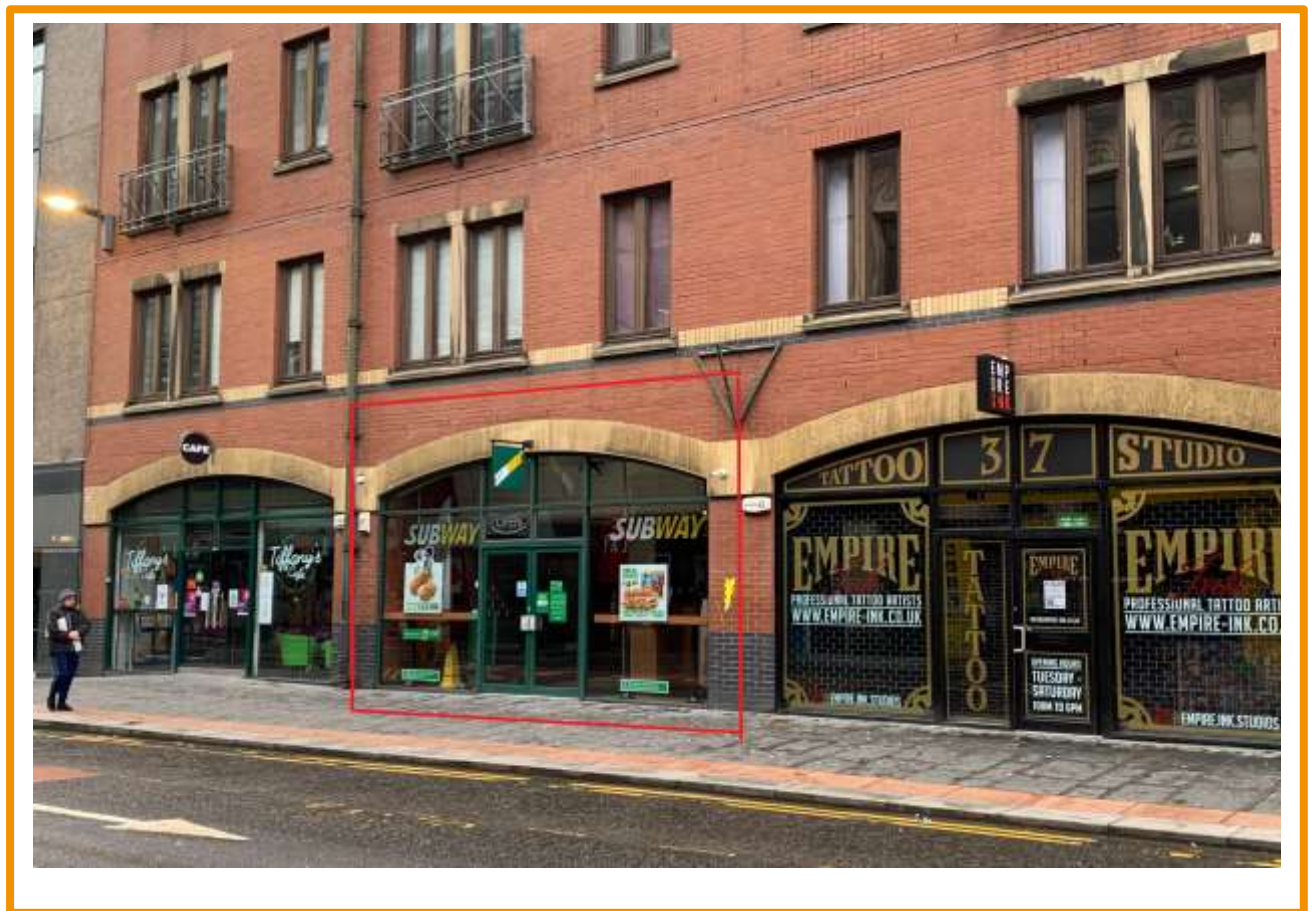


## TO LET

**35 GLASSFORD STREET, GLASGOW, G1 1UG**



### 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 Glassford Street, in the heart of Glasgow City Centre by the block bounded by Wilson Street to the north and Argyle Street to the south, in close proximity to Ingram Street. The location is well serviced by bus and train services, equidistant between Argyle Street and Queen Street train stations.

Nearby occupiers include, Marks & Spencer, Tiffany's Café, Empire Tattoo, Amplifon and the Post Office / Spar.

## Description

The property comprises a ground floor shop unit with a central pedestrian doorway and good window displays on either side. It benefits from an internal electric roller shutter system.

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

Floor	sq. m	sq. ft
Ground	91.97	(990)

## Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is £33,500.

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 2020/21 of £16,683.

## 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 £32,500 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 / 07730 569 160  
Email: [gordon.nicolson@hsaretail.com](mailto:gordon.nicolson@hsaretail.com)

### Innes Flockhart

Graham & Sibbald  
Tel: 0780 389 6939  
Email: [Innes.flockhart@g-s.co.uk](mailto:Innes.flockhart@g-s.co.uk)

### Graham Wiseman

Stelmain  
Tel: 0141 226 5252  
Email: [gw@stelmain.com](mailto:gw@stelmain.com)

Subject to Contract  
Date: 22 January 2021

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