

393 SAUCHIEHALL STREET GLASGOW G2 3HU

TO LET / MAY SELL

RETAIL UNIT WITH
FLEXIBLE SPACE
SOLUTIONS
AVAILABLE

- Prominent corner in heart of Glasgow City Centre's thriving leisure and student locale
- Units available from 1,800 sq ft up to 4,058 sq ft

OFF SALES LICENCE
APPLIED FOR



LOCATION

Glasgow is Scotland's largest city benefiting from a population of approximately 660,000 and an estimated shopping catchment of 2 million within a 20 minute drive time.

The subjects occupy a prominent corner position on the south side of Sauchiehall Street at its junction with Elmbank Street.

Occupiers within the immediate vicinity include **Tesco, KFC, Bank of China, Taco Mazama, St Ellen's Private Hospital, The King's Theatre**, as well as host of established destination bars and restaurants.

This section of Sauchiehall Street and the neighbouring surround is experiencing much of a transformation with a number of new developments currently under construction or awaiting planning.

225 Bath Street will see the creation of a new 527 unit student accommodation offering. 'Holland Park' on Pitt Street is nearing completion, a luxury 433 unit serviced apartment block and the much anticipated 100,000 sq ft redevelopment of the former High School of Glasgow on Elmbank Street by The Scotsman Group is expected on-site later this year.



DESCRIPTION

The subjects have been completed to shell specification, ready for the tenant to install a new high profile frontage as indicated on the CGI.

ACCOMMODATION

The subjects extend to a Gross Internal Area of 4,058 sq ft (377 sq m) on ground floor only. The property is capable of sub division and further details are available on request.

PLANNING

Due to recent changes in Use Class Order classifications the property is suitable for a variety of alternative uses (Class 1A) which includes retail & financial (Class 2) and potentially (Class 3) restaurant / takeaway, subject to permitted development rights.



RENTAL

Rental information is available on request.

TERMS

The subject premises are available on new leases for a minimum period of 10 years. The leases will be drawn on full repairing and insuring terms and will incorporate a regular review pattern. Alternatively our client would dispose of their heritable interest.

RATES

The subjects currently form part of a Unum Quid entry in the assessors roll. As such, they will require to be reassessed prior to any occupation.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, Registration Dues and VAT incurred thereon.

VIEWING & FURTHER INFORMATION

For further information please contact the joint agents:



Gordon Nicolson
gordon.nicolson@hsaretail.com
07730 569 160



Andrew Britton
andrew@culverwell.co.uk
07990 505 421

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