

RETAIL UNIT TO LET/MAY SELL

VARIOUS SPACE SOLUTIONS AVAILABLE

- // Building occupies a prominent corner position
- // The subjects benefit from Class 2 consent
- // Suitable for restaurant or leisure uses
- subject to consents

393
Sauchiehall Street
Glasgow



HSA RETAIL

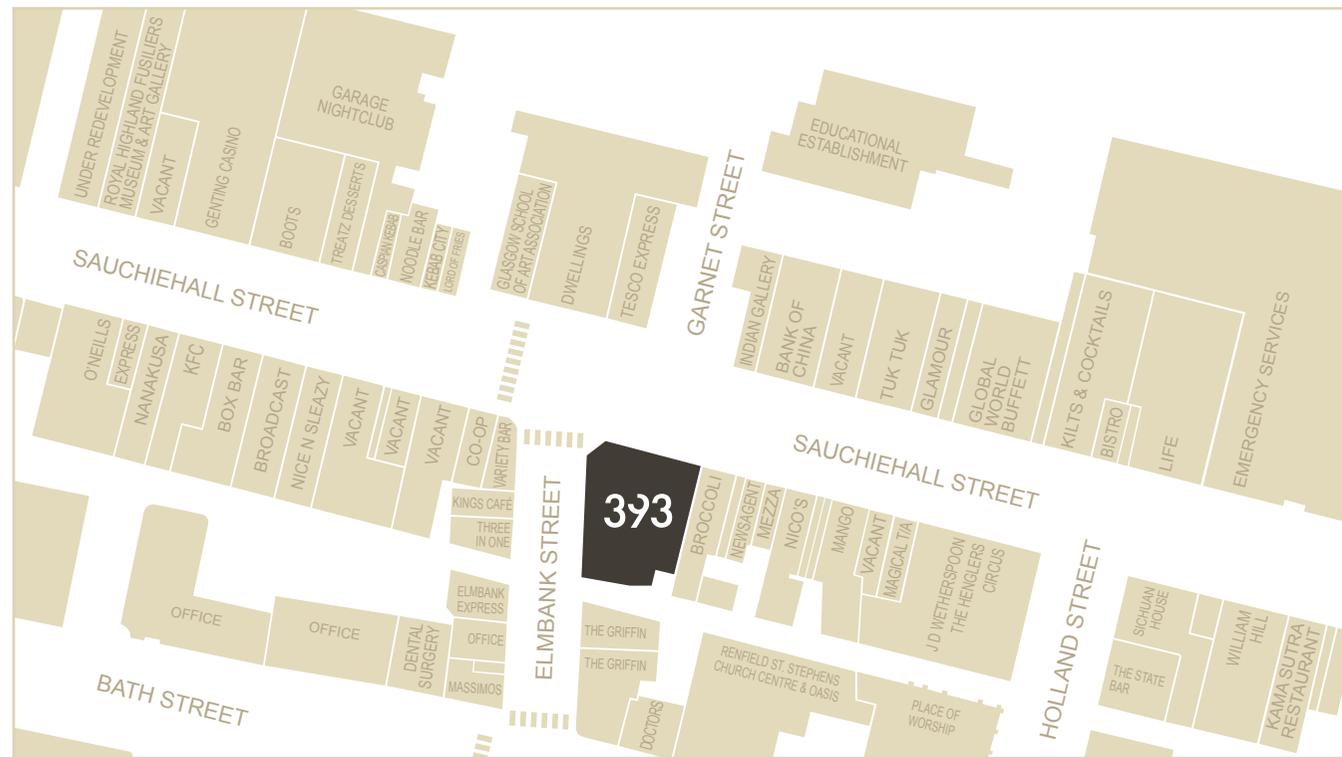
393 Sauchiehall Street Glasgow

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. Retailers within the vicinity include **Tesco**, **Co-op**, **Boots**, **Bank of China**, **Co-op** and **Glasgow School of Art**.

The area is also a well established leisure destination and occupiers in this regard include **JD Wetherspoon**, **KFC**, **Nico's**, **Box Bar**, **Broadcast**, **Variety Bar** and **the Griffin public house**.



PLANNING

The subjects benefit from Class 2 consent. We are of the view that the premises would be suitable for restaurant or leisure use. Interested parties are advised to speak directly to the local planning department in respect of alternative uses.

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 ongoing tenant being responsible for SDLT, Registration Dues and VAT incurred thereon.

VIEWING & FURTHER INFORMATION

For further information please contact the sole agents:



Gordon Nicolson
gordon.nicolson@hsaretail.com
0141 548 8064

Ross Allardice
ross.allardice@hsaretail.com
0141 548 8063

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.

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