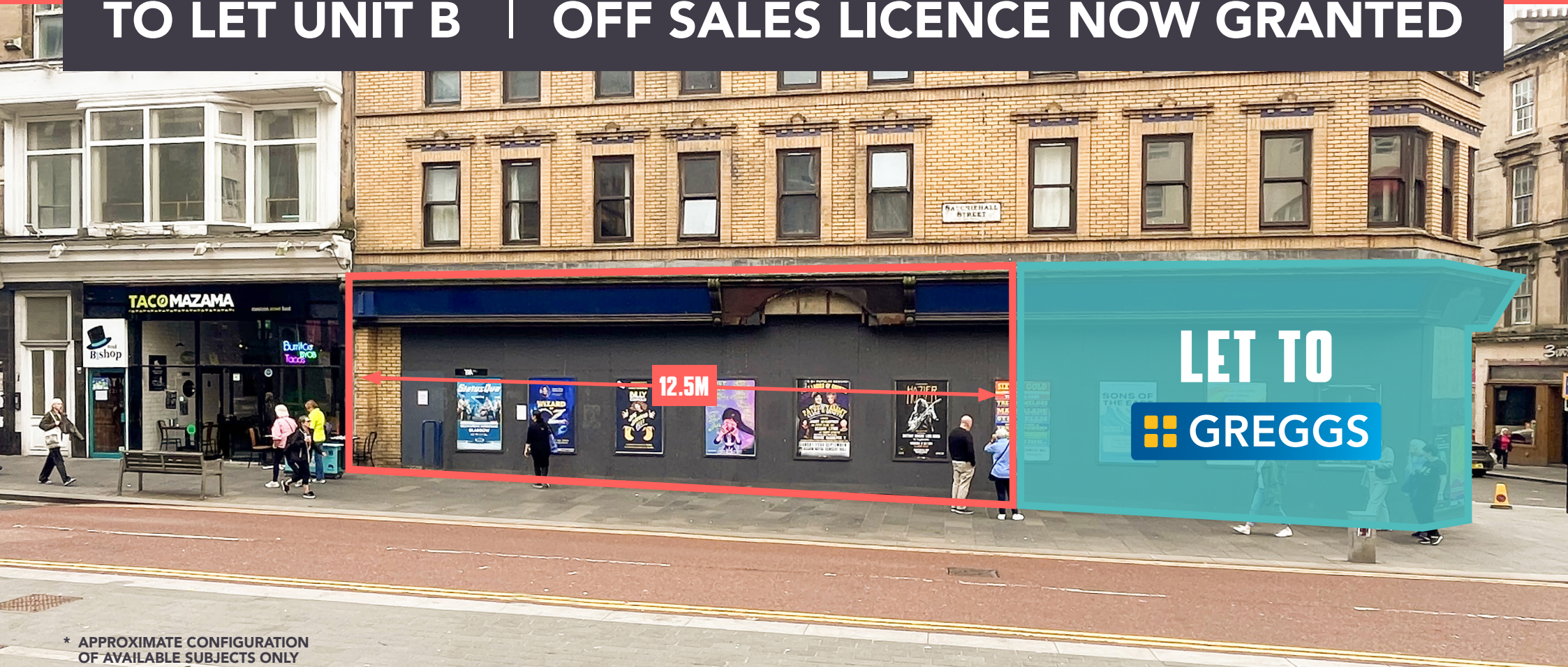


393 SAUCHIEHALL STREET GLASGOW G2 3HU

- Prominent retail unit in heart of Glasgow City Centres thriving leisure and student locale.
- 2,519 sq ft of open plan sales, ideally suited for convenience retail.
- Immediately adjacent to new Greggs, expected opening Q4 2024.

TO LET UNIT B | OFF SALES LICENCE NOW GRANTED



* APPROXIMATE CONFIGURATION
OF AVAILABLE SUBJECTS ONLY

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 position on the south side of Sauchiehall Street at its junction with Elmbank Street.

Occupiers within the immediate vicinity include **Greggs, 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, 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 are finished to shell specification. The Landlord will install a new high-profile frontage on exchange of Conditional Missive.

ACCOMMODATION

The subjects extend to a Gross Internal Area of 2,519 sq ft (234 sq m) over ground floor only.

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 subjects are available on a new Lease for a minimum period of 10 years. The Lease will be drawn on Full Repairing and Insuring basis and will incorporate a regular review pattern.

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.

LICENCE

The subjects benefit from an off sales licence for the sale of alcohol between 10.00am to 22.00pm. Further information available on request.

VIEWING & FURTHER INFORMATION

For further information please contact the sole agents:



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07730 569 160

PROPERTY MISDESCRIPTIONS ACT 1991 [1] The information contained within these particulars has been checked and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquirers at the earliest opportunity. [2] Date of Publication - June 2024. [3] Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. REQUIREMENTS OF WRITING (SCOTLAND) ACT 1995 These details are not intended to form part of a legally binding contract and the correspondence of which it is part is expressly subject to completion of formal legal missives in accordance with Scots law.