

## TO LET

### CITY CENTRE RETAIL UNIT

40 Queen Street, Glasgow, G1 3DX



### 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 east side of Queen Street, in the heart of Glasgow City Centre by the block bound by Argyle Street to the south with Royal Exchange Square and George Square to the north,

Nearby occupiers include a host of commercial uses, including offices, PBSA, restaurant / leisure uses, hotels and retailers Macron, Admiral, Primark, Deichmann Shoes, Footlocker and Tesco Extra.

Directly opposite the subjects, CA Ventures have submitted a planning proposal for a new 230 bed purpose-built student accommodation, which will further enhance the already abundant footfall within this location.

## Description

The subjects comprise a retail premises arranged over ground, where upper floors are operated as business centre, currently operating at 100% occupancy.

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

Floor	Sq. m.	Sq. Ft.
Ground	70.41	(758)

## Rating

We have been advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is £17,300.

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 2023/2024 of £8,615.40

Any ingoing tenant may also benefit from the 'Small Business Bonus Scheme', offering a further 13.5% discount (£1,163.08) on the liability, resulting in a net annual payment of £7,452.32.

## Term

The subjects are available to lease on standard, Full Repairing and Insuring term, subject to Landlords securing vacant possession, for a period of negotiable duration, incorporating annual Landlord breaks.

## Rent

Offers over £30,000 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)

### Graham Wiseman

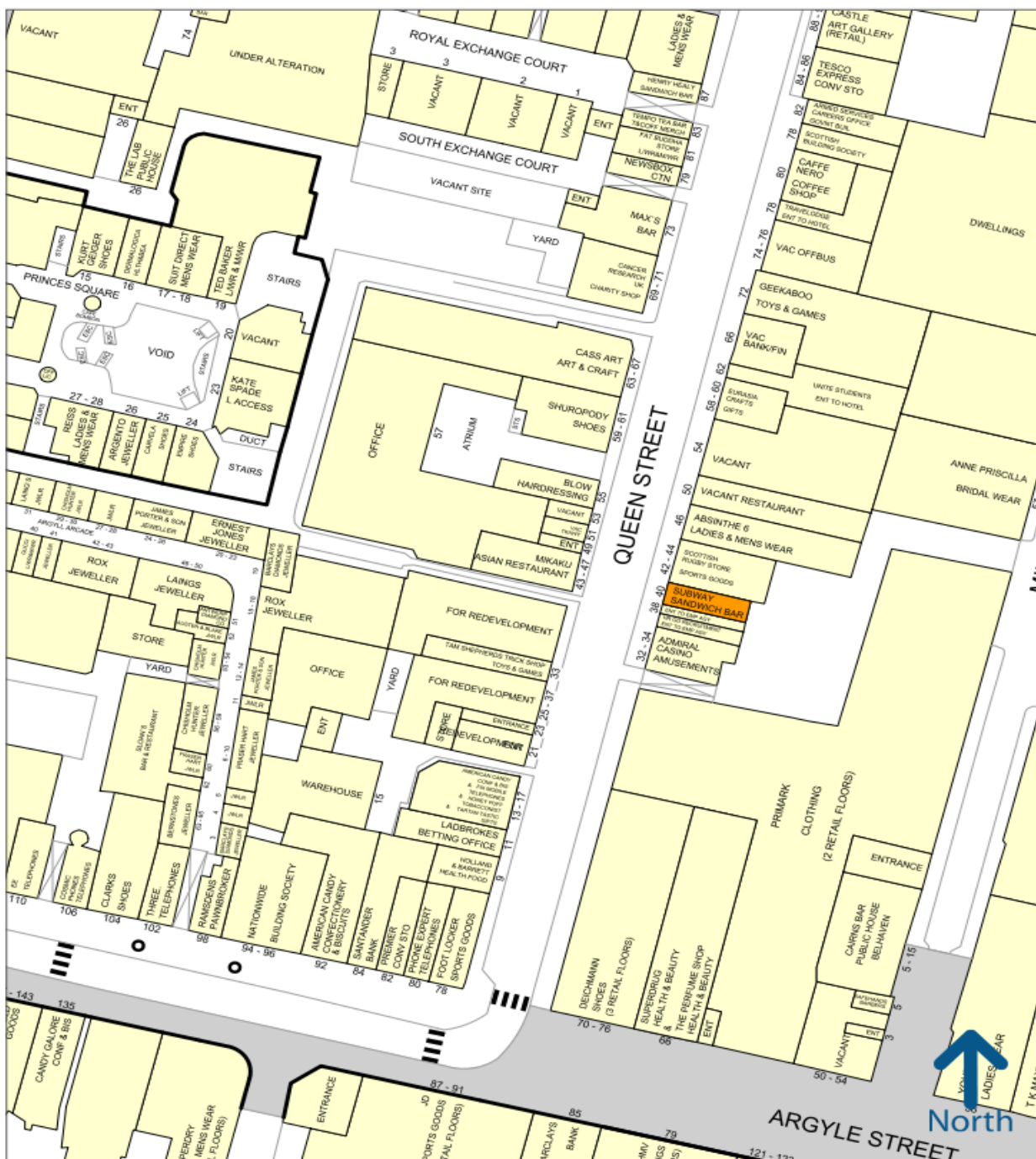
Stelmain

Tel: 0141 226 5252

Email: [gw@stelmain.com](mailto:gw@stelmain.com)

Subject to Contract  
Date: 1 June 2023

**Misrepresentation Act 1967:** HSA Retail Limited and HSA Retail Partners Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither HSA Retail Limited, HAS Retail Partners Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 2013:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **The Business Protection from Misleading Marketing Regulations 2008:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.



50 metres



Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885

Experian Goad Plan Created: 02/06/2023  
Created By: HSA Retail Limited

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011

**Misrepresentation Act 1967:** HSA Retail Limited and HSA Retail Partners Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither HSA Retail Limited, HAS Retail Partners Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 2013:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **The Business Protection from Misleading Marketing Regulations 2008:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.