

TO LET

PROMINENT CITY CENTRE RETAIL OPPORTUNITY

40 QUEEN STREET, GLASGOW, G1 3DX



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;

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

Lease Term

The unit is available via new Full Repairing & Insuring lease incorporating rent reviews at five yearly intervals.

Rent

Offers over £30,000 per annum.

Rating

We have been advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2024 is £17,300.00

The subjects could benefit from Rates Relief through the Small Business Bonus Scheme, subject to applicant status.

Energy Performance Certificate

EPC Rating – Available on request

Entry

By Agreement.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land and Building Tax (LBTT), registration dues and any VAT payable thereon.

Viewing & Further Information

All viewing and further information is via the joint letting agents.

Gordon Nicolson

HSA Retail

Tel: 07730 569 160

Email: gordon.nicolson@hsaretail.com

Terry McFarlane / Ryan Farrelly

Graham & Sibbald

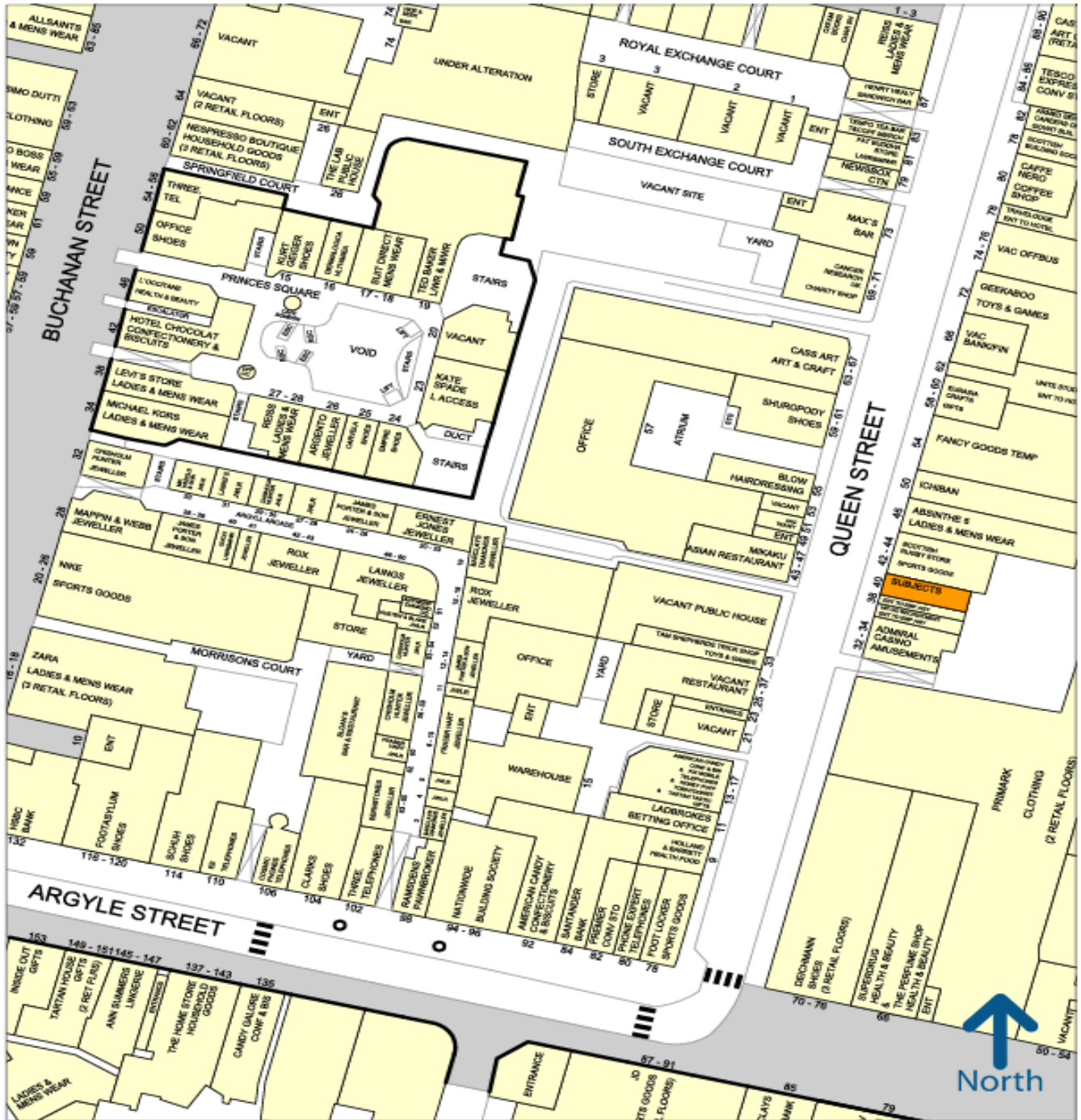
Tel: 07766 551 663 / 07900 390 078

Email: Terry.McFarlane@g-s.co.uk /

Ryan.Farrelly@g-s.co.uk

Subject to Contract
Date: June 2024

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

Experian Goad Plan Created: 08/08/2024
Created By: HSA Retail Limited



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