

TO LET

41 GLASSFORD STREET, GLASGOW, G1 1UG



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 west side of Glassford Street, in the heart of Glasgow City Centre by the block bounded by Wilson Street to the north and Argyle Street to the south, in close proximity to Ingram Street. The location is well serviced by bus and train services, equidistant between Argyle Street and Queen Street train stations.

Nearby occupiers include, The Post Office / Spar, Amplifon, Empire Tattoo Studio and Subway Sandwiches.

Description

The subjects comprise a ground floor retail unit with basement store / staff facilities.

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	51.65	(556)
Basement	63.36	(683)

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is £26,250.

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 2020/2 of £13,072.50.

Term

The subjects are available to lease on standard, Full Repairing and Insuring terms for a period of negotiable duration. It is anticipated that the minimum period of Lease will be 10 years.

Rent

Offers over £25,000 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

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Subject to Contract
Date: 22 January 2021

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, HSA 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.



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