

42 GORDON STREET

GLASGOW G1 3PU



TO LET

PRIME CITY CENTRE RETAIL UNIT

2,560 SQ FT (237.83 SQ M)

- SELF CONTAINED DOUBLE FRONTED RETAIL UNIT
- SITUATED JUST OFF MAIN SHOPPING THOROUGHFARE OF BUCHANAN STREET
- MINUTES FROM CENTRAL STATION AND BUCHANAN STREET SUBWAY STATION
- POTENTIAL FOR HOT FOOD (CLASS 3) CONSENT

Description

The subjects comprise a self-contained double fronted retail premises arranged over ground and basement. Upper floors are in office use.

The ground floor sales area is of an open plan nature with stair access leading to additional sales floor space as well as staff amenities.

Accommodation

Ground Floor	1,302 sq ft	120.96 sq m
Basement	1,258 sq ft	116.87 sq m
Total	2,560 sq ft	237.83 sq m

*Additional space may be available at first floor subject to planning. Further information available on request.

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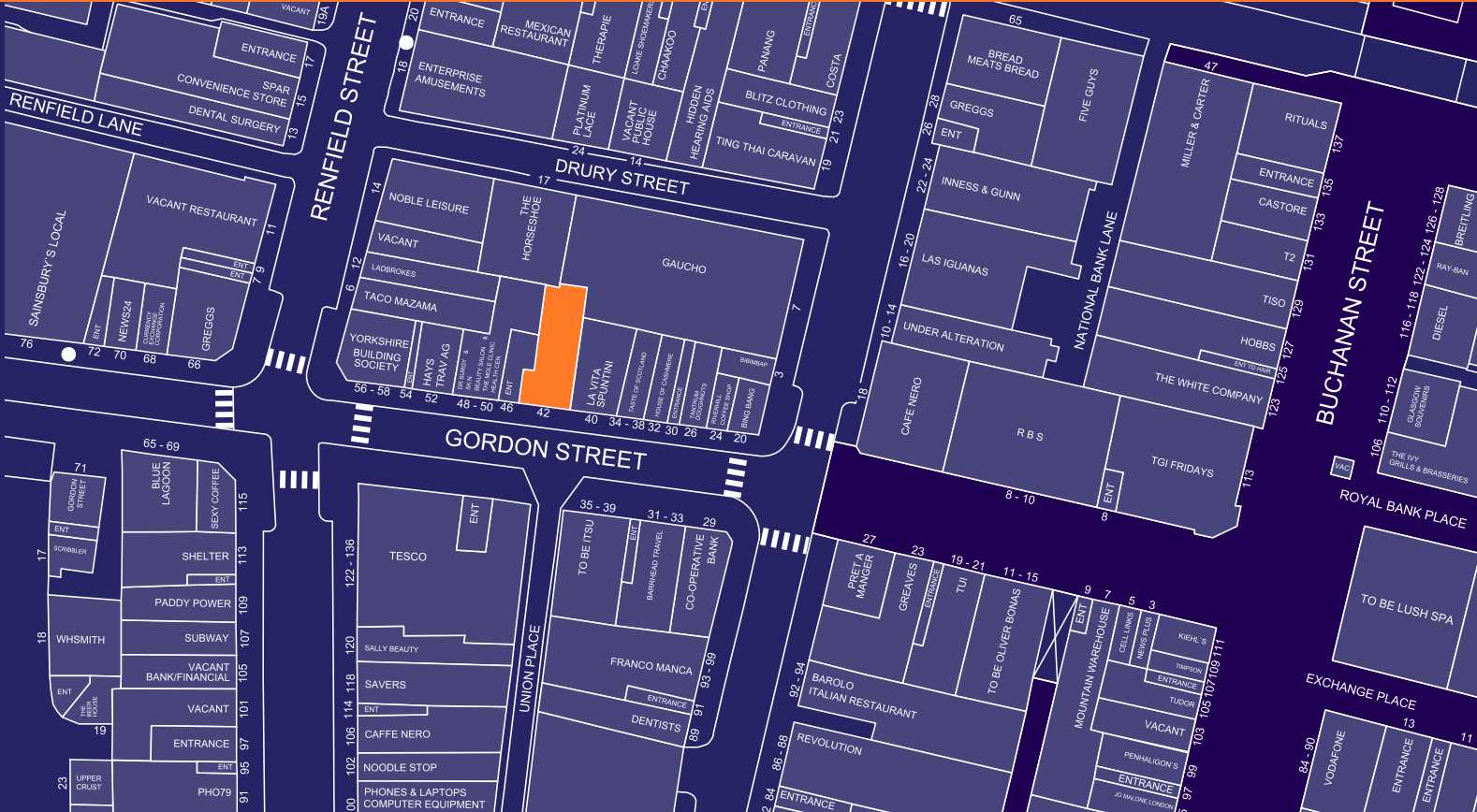


Location

Glasgow is Scotland's largest city with an immediate population of approximately 660,000 people and an estimated catchment of over 2 million. The city is widely recognised as the UK's second largest retail centre after London's West End.

The subjects are situated on the north side of Gordon Street, equidistant between Glasgow Central Station to the west and Buchanan Street to the east, making this location one of the highest pedestrian thoroughfares within the city centre.

Nearby occupiers in the immediate vicinity include **La Vita**, **Barrhead Travel**, **Tesco**, **Co-Op Bank**, **Pret A Manger**, **Hays Travel**, **Greaves Sports**, **Royal Bank of Scotland** and **Caffè Nero**. **itsu** have recently acquired the property immediately opposite and **Oliver Bonas** will be opening their new Glasgow flagship store one block east of the subjects.



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Terms

The subjects are being offered on a new Full Repairing & Insuring Lease incorporating five yearly rent reviews. Immediate entry is available upon completion of all legal formalities.

Rent

Available on request to the joint leasing agents. The rent will be exclusive of rates, service charge and VAT.

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) as well as (Class 3) restaurant/takeaway, subject to permitted development rights.

Business Rates

The Rateable Value of the subjects is currently £49,000 and the Rates Payable are £24,402.00. The UBR for 2023/2024 is £0.498.

Costs

Each party will be responsible for their own legal and other associated costs incurred in this transaction.

EPC

An Energy Performance Certificate is available on request.

VAT

All rents, prices and premiums etc. are quoted exclusive of VAT.

Further Information

For further information or to arrange a viewing please contact the joint leasing agents:



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