

TO LET

PROMINENT RETAIL UNIT

43 Union Street, Glasgow



Location

The property is situated in a prime location on the western side of Union Street, Glasgow.

Union Street forms one of the main thoroughfares linking Central Station and Gordon Street with Argyle Street. Nearby occupiers include Warhammer, CeX, SKY Nails & Beauty and Fopp Records.

Description

The property comprises a retail unit over ground and basement levels set within a tenement style building of sandstone construction.

The subjects offer sales over the ground floor with storage and staff facilities at basement level as a secondary use.

Accommodation

The unit is arranged over ground and basement levels and extends to the following approximate net internal floor areas:

Ground Floor	1,664 sqft	154.62sqm
Basement	2,668 sqft	247.90sqm

Total Net Internal Area 4,332 sqft 402.52sqm

Rental

The unit is available by way of a new Full Repairing and Insuring Lease at rental offers in excess of £40,000 per annum exclusive.

Legal Costs

Each party shall be responsible for their own legal costs incurred in the transaction

Energy Performance Certificate

An EPC for the unit is available upon request.

Planning

We understand that the property currently benefits from Class 1 (Retail) consent.

Rating Liability

Rateable Value	£66,500
UBR (2021/22)	£0.503
Rates payable	£33,450

Viewings



All viewings and further information is via the sole letting agents.

Douglas Hogg

HSA Retail

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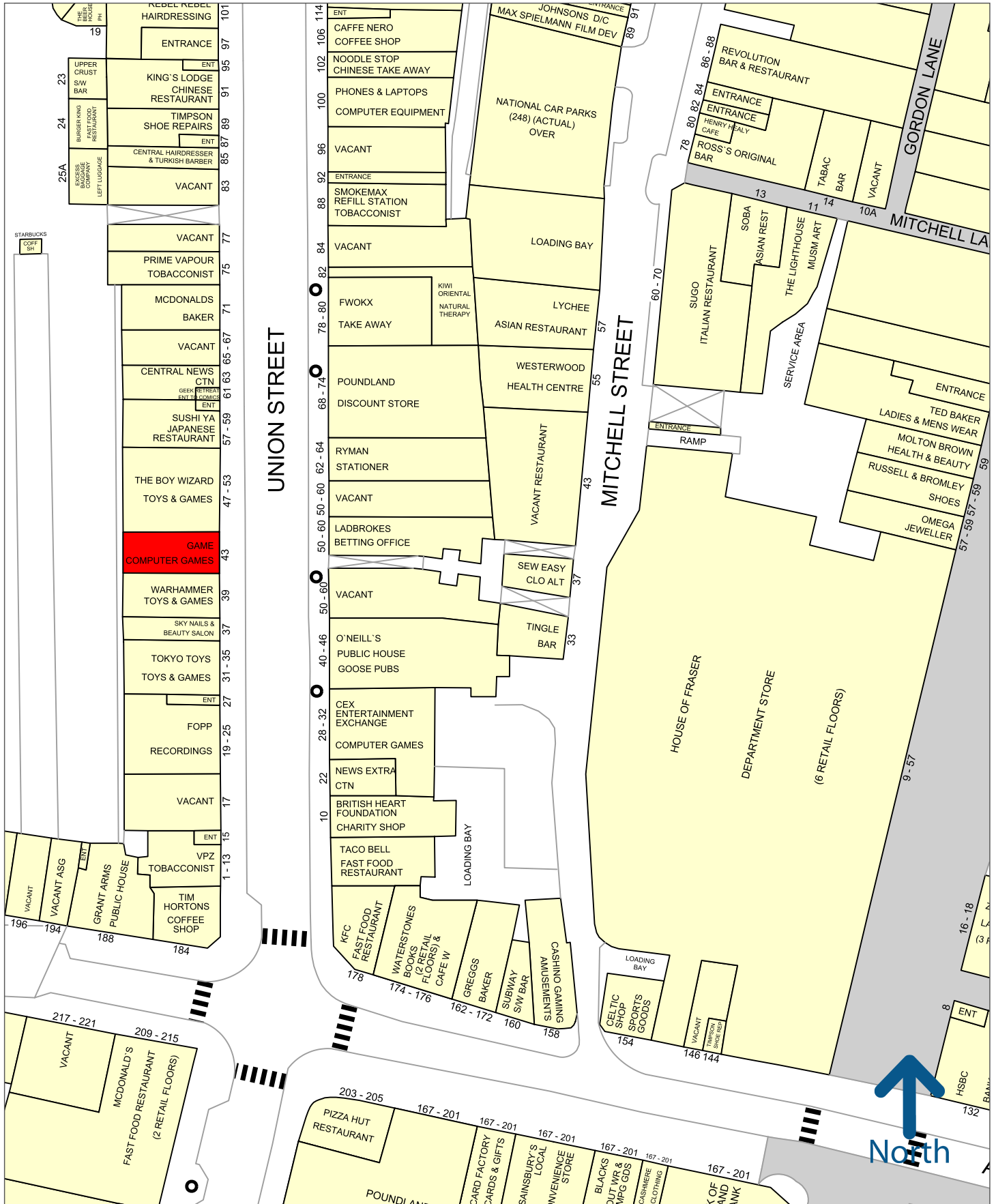
Email: douglas.hogg@hsaretail.com

Subject to Contract

Date: January 2022

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50 metres

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