

# TO LET

PROMINENT RETAIL UNIT

49-53 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 floor only set within a traditional style building of sandstone construction.

The subjects offer sales over the ground floor with storage and staff facilities to the rear. The unit includes a raised sales area to the back.

## Accommodation

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

Ground Floor (Sales)	2,394 sqft	222.44sqm
Ground Floor (Stock)	178 sqft	16.53sqm

Total Net Internal Area    2,572 sqft    238.97sqm

## Rental

The unit is available by way of a new Full Repairing and Insuring Lease at rental offers in excess of £45,000 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 (effective 1<sup>st</sup> April 2023)

Rateable Value	£42,500
UBR (2023/24)	£0.498
Rates payable	£21,165

## Viewings



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

## Douglas Hogg

HSA Retail

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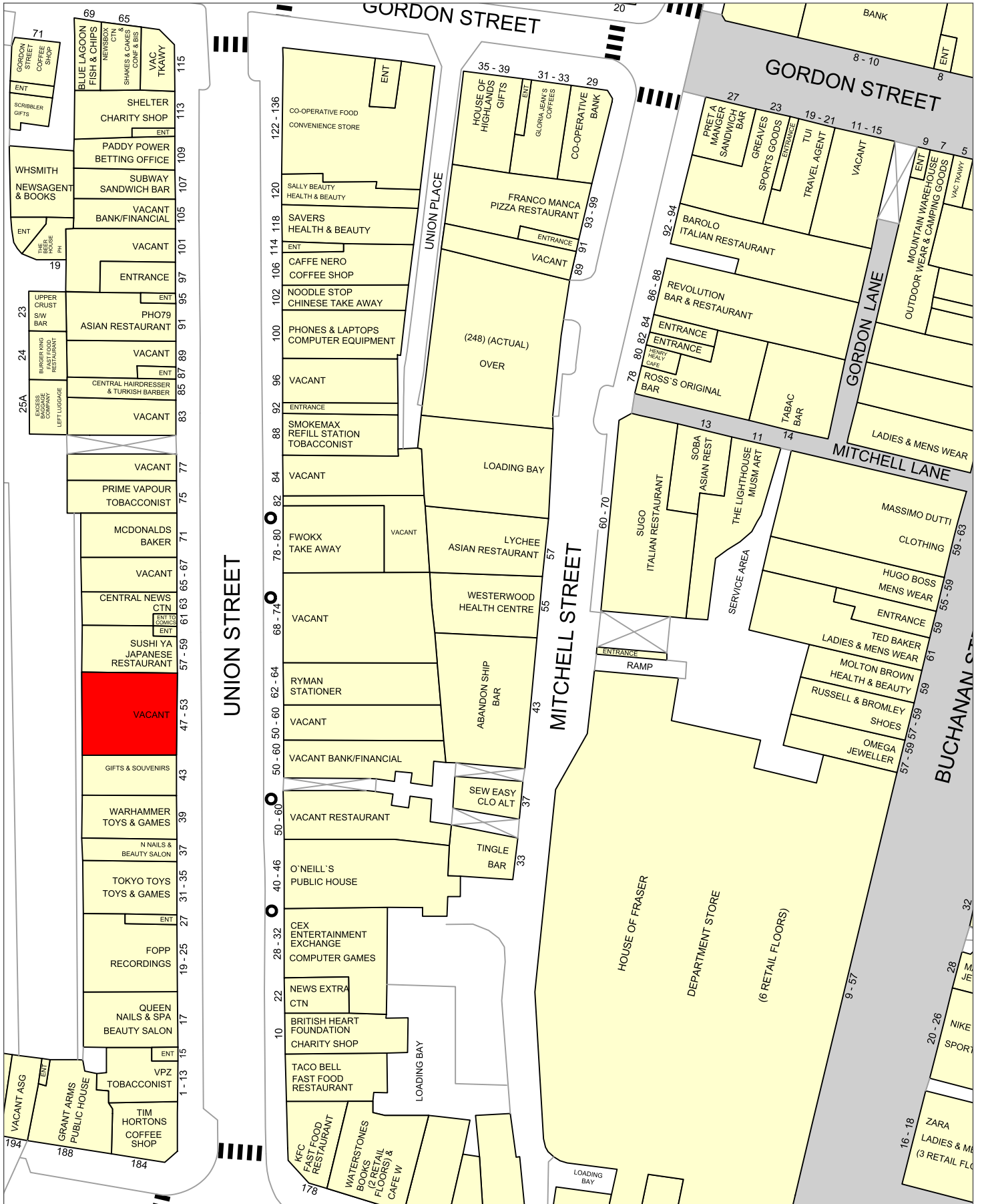
**Subject to Contract**

**Date: March 2023**

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# Glasgow Central



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