

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 1st 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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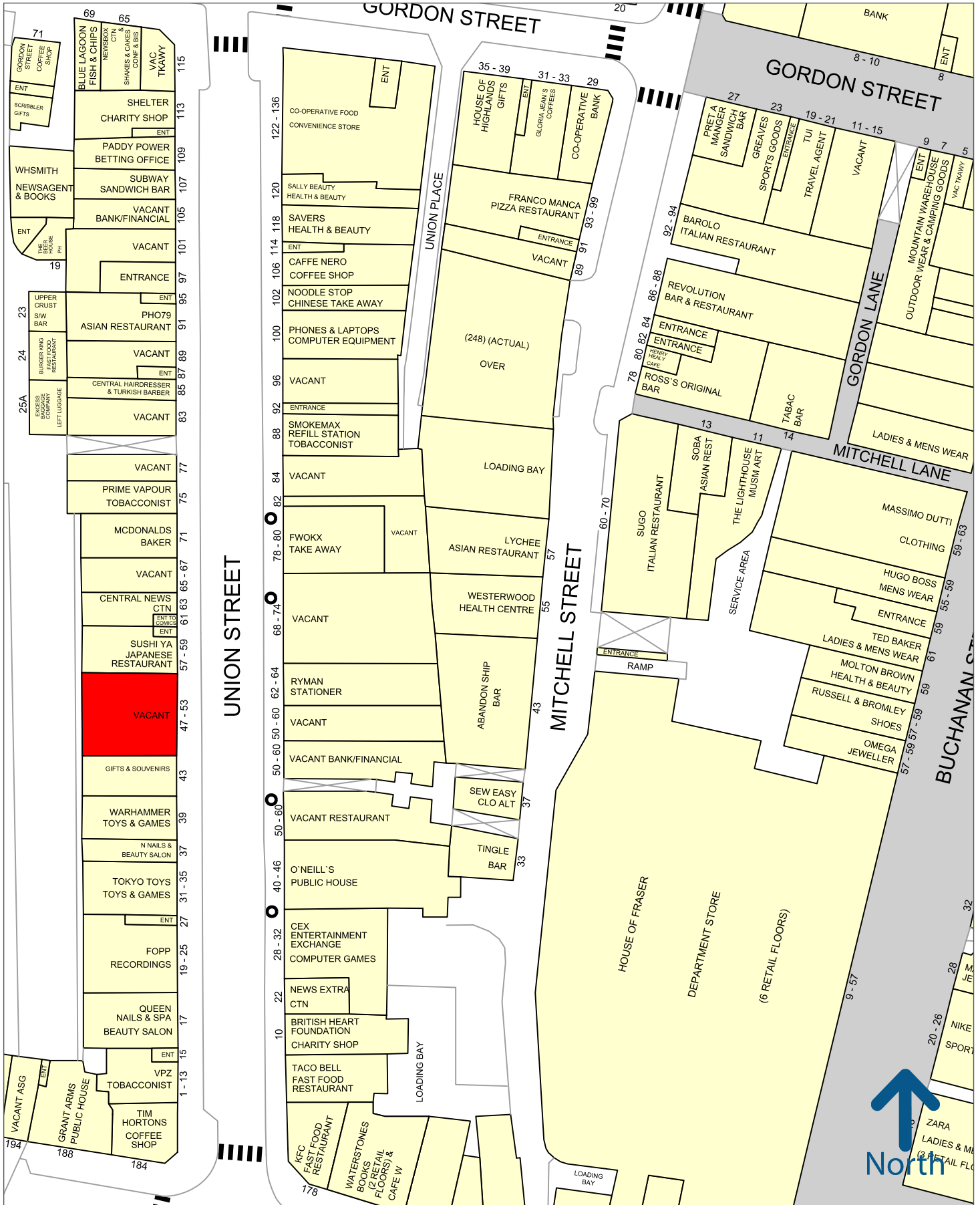
Email: douglas.hogg@hsaretail.com

Subject to Contract

Date: March 2023

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- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
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50 metres

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