

TO LET

# PRIME CITY CENTRE RETAIL UNIT

**54 QUEEN  
ST GLASGOW  
G1 3DS**

**Suitable for a variety of uses, including  
Class 3 (Restaurant), subject to receiving  
relative planning consents**

- Ideally located in close proximity to Queen Street Train Station, Royal Exchange Square, Buchanan Street & Argyle Street
- Large open plan sales, with potential for mezzanine level
- Emerging city centre leisure destination





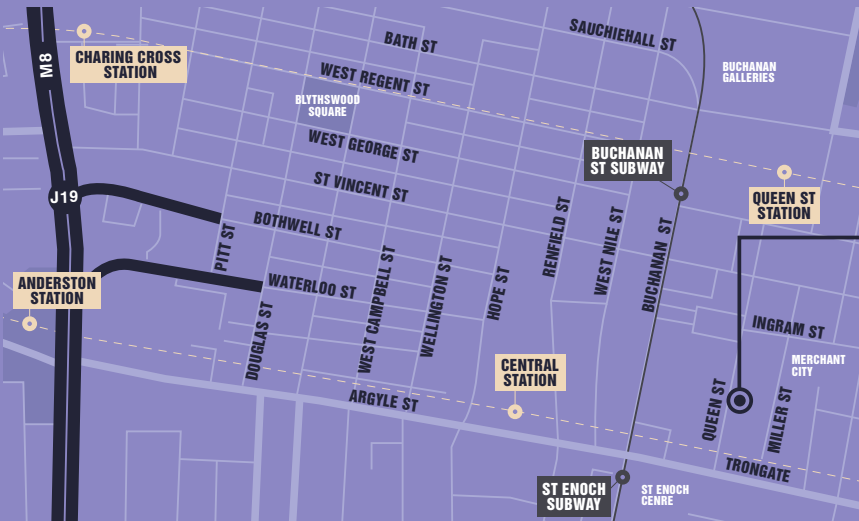
# LOCATION

Glasgow is Scotland's largest city with a resident population of approximately 660,000 and a wider catchment of 2 million people.

Queen Street is one of the cities main arterial routes, situated within the heart of Glasgow City Centre and lies parallel to Buchanan Street, the main retail destination within the city. Queen Street is bounded by George Square to the north, Ingram Street

to the east, Argyle Street to its south and Royal Exchange Square to its west.

The subjects sit opposite Guildhall, one of the cities largest office schemes. Other occupiers in nearby proximity include a 171 bed Travelodge, Caffè Nero, Shuropody, Macron, Primark and the ever-popular restaurants, Ichiban, Mikaku and Max's Bar.



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## DESCRIPTION

The subjects comprise a modern double fronted retail unit arranged over ground and basement within a larger 9 storey building with upper floors being operated by Unite Students providing residential accommodation.

The ground floor consists of open plan sales. The floor is of concrete construction. Walls are of a painted breeze block finish. The basement is accessed via stairs, with the added benefit of a dedicated goods / passenger lift. The basement is again open plan in nature with the exception of managers offices and staff amenities.

## ACCOMMODATION

The subject property has been measured on a Gross Internal Areas (GIA) basis in accordance with the RICS Code of Measuring Practice (6th Edition) and the approximate areas are as follows:

FLOOR	SQ M	SQ FT
Ground Floor	294.41	3,169
Basement	289.00	3,111
<b>TOTAL</b>	<b>583.41</b>	<b>6,280</b>

## EXISTING FLOOR PLAN

Alternative configurations available.



## RATING

We have been informed by the Local Rating Authority that the current Rateable Value of the subjects is £70,500 and the Rates Payable are £36,025.50. The UBR for 2022/2023 is 51.1p. Each new occupier has the right of appeal against this figure.

## RENT

Offers over £95,000 per annum.

## TERM

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

## COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

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## VAT

All prices, rents, etc, are quoted exclusive of VAT which will be charged at the prevailing rate.

## EPC

Full Energy Performance Certificate available on request.

## VIEWING & FURTHER INFORMATION

All viewing and further information is via the joint leasing agents:



Gordon Nicolson  
07730 569 160  
gordon.nicolson@hsaretail.com



SIMS PROPERTY  
CONSULTANTS

Kevin Sims  
07590 485 299  
kevin@simsproperty.co.uk

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