

240

TO LET // RETAIL // LEISURE OPPORTUNITY
4,100 SQ FT (380.90 SQ M)

- SET BENEATH NEW 330 BED, HIGH QUALITY, STUDENT ACCOMMODATION.
- ESTABLISHED LEISURE LOCATION, WITH FRONTAGE ONTO BATH STREET, ONE OF GLASGOW'S BUSIEST ARTERIAL ROUTES.
- SUITABLE FOR A VARIETY OF USES.
- EXPECTED COMPLETION, AUGUST 2017.

**BATH STREET
GLASGOW
G2 4JW**



ON THE INSTRUCTION OF



**Student
Accommodation**

BATH STREET GLASGOW G2 4JW



LOCATION

The property is located on the preferred northern side of Bath Street between Holland Street and Pitt Street, within the central business district of Glasgow City Centre.

On completion, the property will benefit from being in close proximity to a number of hotels, bars, coffee shops, restaurants and the popular retailing thoroughfare of Sauchiehall Street, which is one block directly north of the subjects.

The property is within walking distance of the main city centre transport links provided by Glasgow Central Station, Queen Street Train Station and the Buchanan Bus Station, additionally, Charing Cross Railway Station, which connects the city to the west, is a short walk away.

OPPORTUNITY

Our client is creating a new retail/leisure opportunity, forming part of the ground floor of a bespoke student development in the heart of Glasgow City Centre.

The subjects will be available to a standard shell specification and will extend to the following internal area:

Ground: 4,100 sq ft (380.90 sq m)

N.B. Alternative configurations may also be available, subject to tenant demand.

LEASE

The subjects will be offered on the basis of a new Full Repairing & Insuring Lease incorporating 5 yearly rent reviews, for a term to be agreed between both parties.

RENT

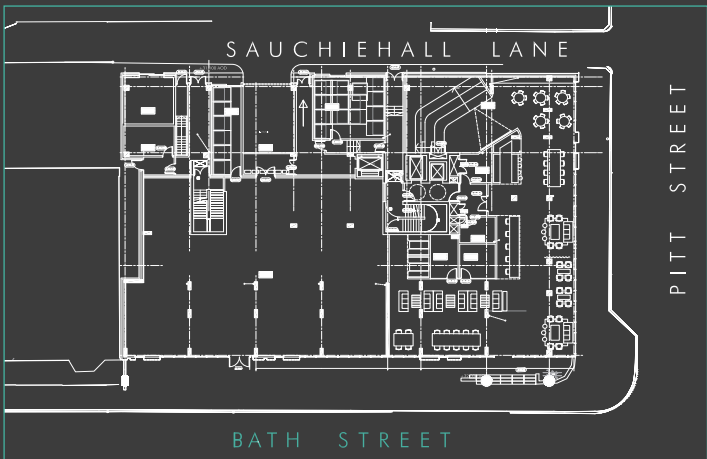
On application.

RATES & EPC

The subjects will be assessed on completion of the development.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.



VAT

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

ENTRY

Practical completion expected August 2017. The date of entry is to be agreed between both parties.

FURTHER INFORMATION

For further information please contact:



Ross Allardice
ross.allardice@hsaretail.com
0141 548 8063

Gordon Nicolson
gordon.nicolson@hsaretail.com
0141 548 8064



John Conroy
john.conroy@ryden.co.uk
0141 270 3176