

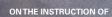
** X1.

BATH STREET

GLASGOW G2 4JW

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 ON TO BATH STREET,
 - ONE OF GLASGOW'S BUSIEST ARTERIAL ROUTES.
- SUITABLE FOR A VARIETY OF USES. EXPECTED COMPLETION, AUGUST 2017. •



Student / Accommodation

BATH STREET GLASGOW **G2 4JW**





DD SQUARE

FUTURE MAJOR REDEVELOPMENT

CENTRAL STATION

SAUCHIEHALL STREET 12. CINEWORLD

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.

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.

On application.

RATES & EPC

The subjects will be assessed on completion of the development.

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



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

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

FURTHER INFORMATION

For further information please contact:



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The rest out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact bu satisfy themselves as to the correctness of each of them; ii) no person in the employment of HSA Retail Ltd and HSA Retail Partners Limited, and where applicable their joint agent(s), has any authority to make or give any represent or warranty in relation to this property. June 2017.