

TO LET

CLASS 3 RESTAURANT / CAFÉ OPPORTUNITY

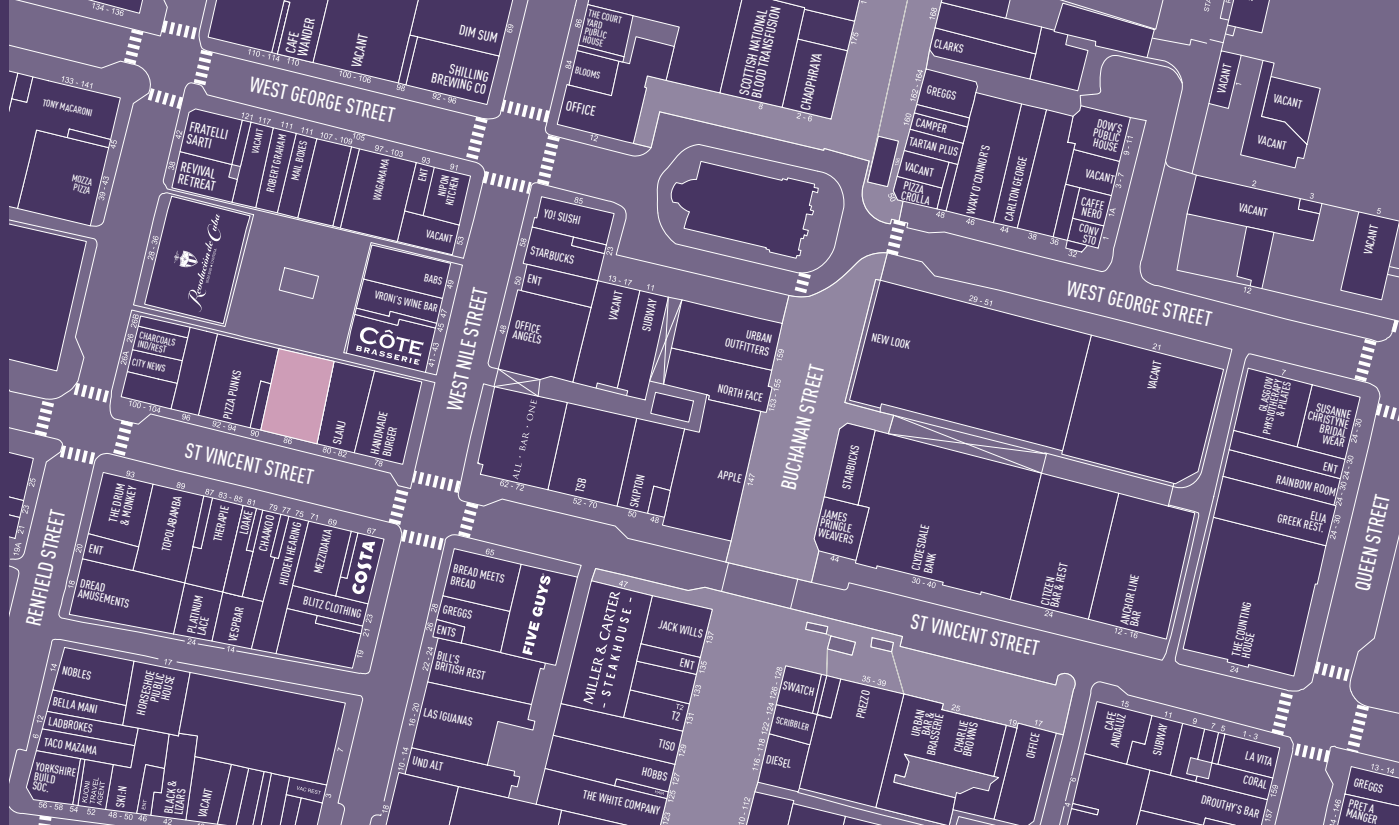


86
ST VINCENT
STREET
GLASGOW G2 5UB

The subjects comprise a ground and basement leisure unit contained within an eight storey office building of stone construction. It is understood the unit also benefits from a Class 3 Food and Drink consent.

Access from St Vincent Street is via a dedicated, centrally located doorway however there is also the opportunity to link the leisure unit internally to the serviced office accommodation which is proposed over the upper levels with a reception area at ground floor level.

The unit will be provided to a developers shell specification however a Landlords contribution may be available subject to proposals.



LOCATION

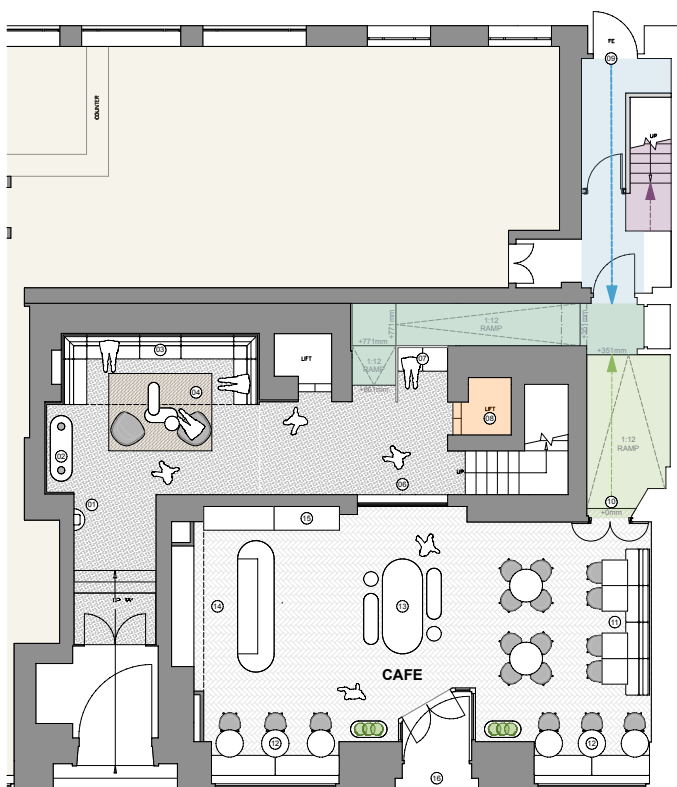
The property is located on the north side of St Vincent Street, between West Nile and Renfield Street, and provides a prime catering opportunity within Glasgow City Centre.

Nearby occupiers include Pizza Punks, The Drum & Monkey, Costa and Bread Meats Bread.

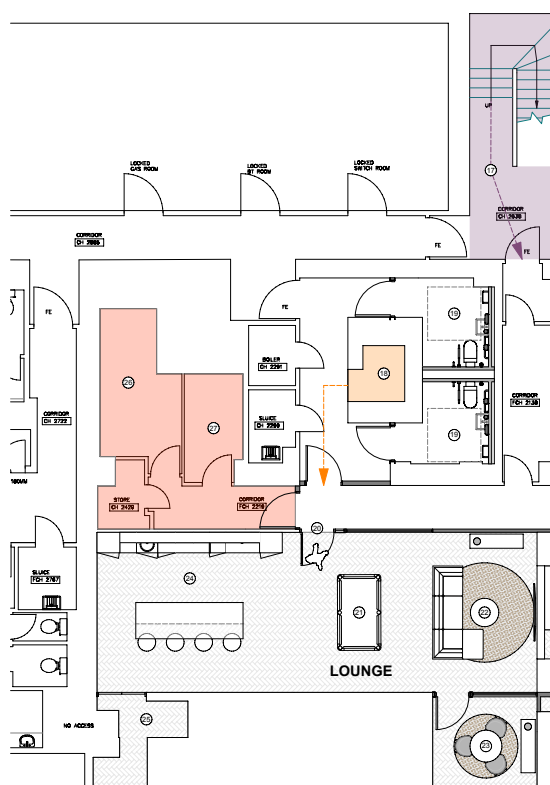
ACCOMMODATION

It is understood the unit will provide the following approximate floor areas:

Ground Floor	1,068 sq ft	99.22 sq m
Basement	1,301 sq ft	120.87 sq m



Ground



Basement



RENTAL

The unit is available by way of a new FRI lease at rental offers in excess of £60,000 pa ex VAT.

RATES LIABILITY

It is understood the unit is entered into the current valuation roll as follows:

Salon	RV £59,500	99.22 sq m
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Based on the current UBR of £0.503 for the financial year 2021/22, the rates payable would be £29,929 per annum however please note the ongoing rates concession which means no rates would be payable until April 2022.

All enquiries should be addressed to the local rating authority.

SERVICE CHARGE

It is understood a service charge applies to the subjects. Full details upon request.

EPC

An applicable EPC Certificate is also available upon request.

ENQUIRIES / VIEWING ARRANGEMENTS

All enquiries or request for further information should be addressed to the joint letting agents as detailed below.



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M 07770 926 996



Graeme Faith
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