

## TO LET

(Subject to Vacant Possession)

CITY CENTRE RETAIL UNIT WITH CLASS 2, (FINANCIAL / PROFESSIONAL SERVICES).

**92 Gordon Street, Glasgow, G1 3RP**



### LOCATION

Glasgow is Scotland's largest city and benefits from an immediate population of approximately 660,000 people and an estimated shopping catchment of 2 million.

The subjects are situated on the north side of Gordon Street, directly opposite Glasgow Central Station, in the heart of Glasgow City Centre, by the block bound by Hope Street to the west and Renfield Street to the east.

Nearby occupiers include, BetFred, Ladbrokes, Sainsburys, Tesco Express, Ad Lib, Barburrito, The Grand Central Hotel, Snap Fitness and Gordon Street Coffee.

## DESCRIPTION

The subjects comprise a self-contained retail premises, benefiting from a return frontage, arranged over ground and basement, where upper floors are in office use.

The subjects extend to the following areas which have been measured in accordance with the RICS Code of Measuring Practice, 6<sup>th</sup> Edition;

Floor	sq. m	sq. ft
Ground	98.86	(1,064)
Basement	94.40	(1,016)
Total	193.26	2,080

## RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2018 is £81,500.

The UBR for 2017/2018 is 46.6p, plus a Large Property Supplement of 2.6p. This will result in an estimated rates liability in financial year 2017/18 of £40,098.00

Each new occupier has the right of appeal against this figure.

## 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.

## RENT

Offers over £82,500 per annum.

## COSTS

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

## USE

The subjects benefit from having a Class 2 (Financial / Professional Services) consent.

Alternative uses may be considered, subject to planning.

## ENERGY PERFORMANCE CERTIFICATE

Full Energy Performance Certificate available on request.

## VAT

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

## VIEWING & FURTHER INFORMATION

All viewing and further information is via the sole leasing agents.

Gordon Nicolson / Ross Allardice

### HSA Retail

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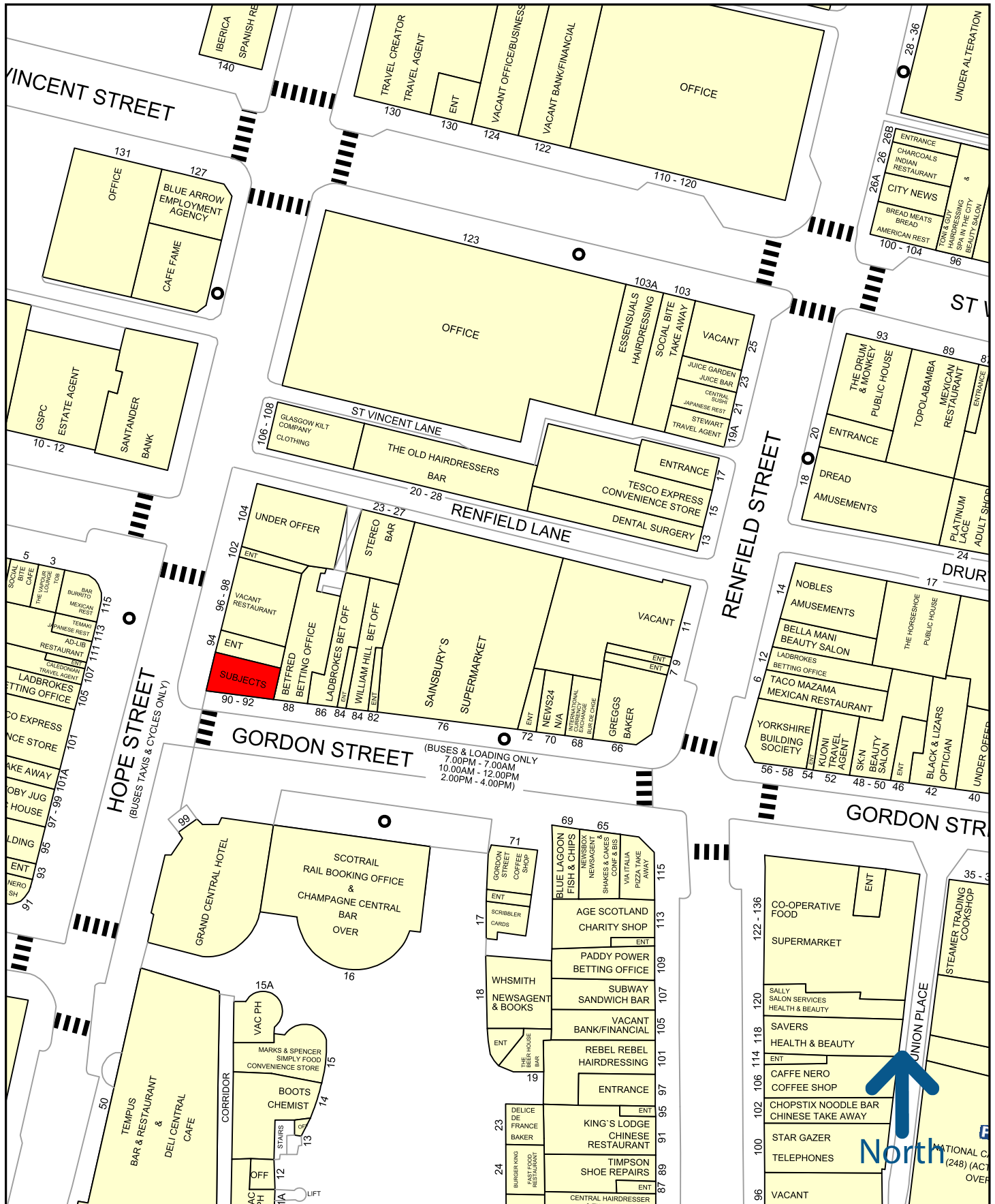
**Misrepresentation Act 1967:** HSA Retail Limited and HSA Retail Partners Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither HSA Retail Limited, HAS Retail Partners Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 2013:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **The Business Protection from Misleading Marketing Regulations 2008:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

Subject to Contract  
Date: May 2018



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