



**1 Royal
Bank Place
/
Buchanan
Street**

Glasgow G1 3AA

**RARE OPPORTUNITY
PRIME UPPER FLOOR
OPEN PLAN STYLE
ACCOMMODATION**

**MAY BE SUITABLE FOR
A VARIETY OF USES**

HSA RETAIL

BACKGROUND INFORMATION

- Glasgow is Scotland's largest city and is widely acknowledged as being the best retailing centre outwith London. It is also recognised as a European leading fashion destination.
- Shopper footfall within the Buchanan Street locale is estimated to exceed 1 million persons per week.
- The subjects lie in a prime and prominent position within a B-Listed character four storey and basement building which fronts Buchanan Street and returns onto Royal Bank Place.
- Nearby occupiers include The Ivy, Vivienne Westwood, Tag Heuer (Jan 2023), Lush (within the former All Saints unit), The White Company and Hobbs.

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DESCRIPTION

- Located in a prime position, the premises on offer provide two floors of relatively open plan style accommodation with both levels benefiting from excellent window frontage to Buchanan Street and Royal Bank Place.
- The subjects further benefit from a dedicated ground floor entrance from Royal Bank Place with lift and stair access leading to the second and third floor levels.
- The subjects sit immediately above The Ivy Restaurant.

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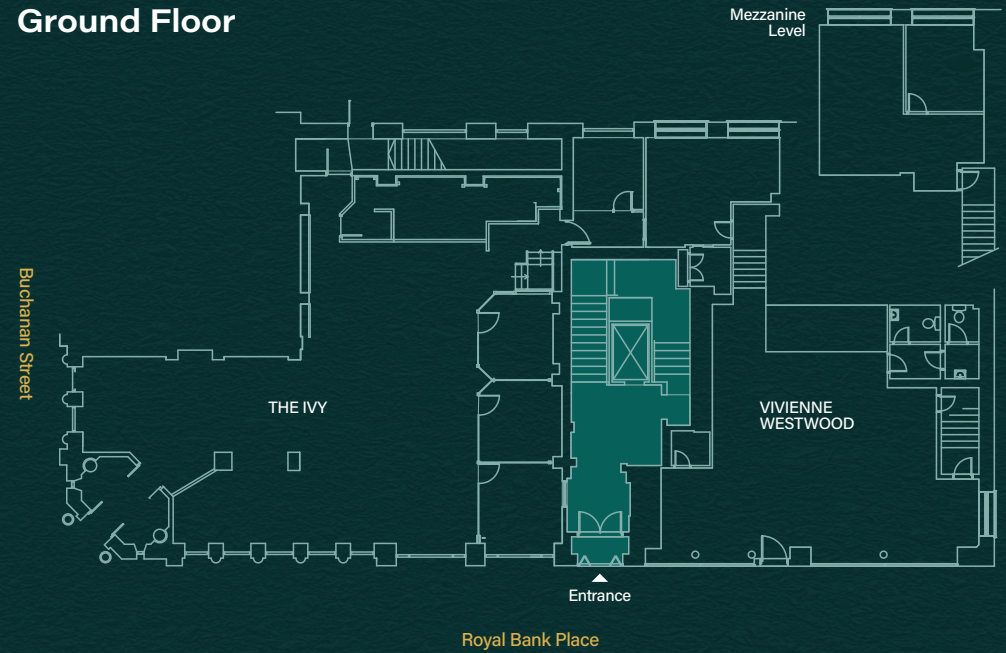
ACCOMMODATION

The subjects on offer are arranged over the second and third floors as shown on the plans, plus the ground floor entrance.

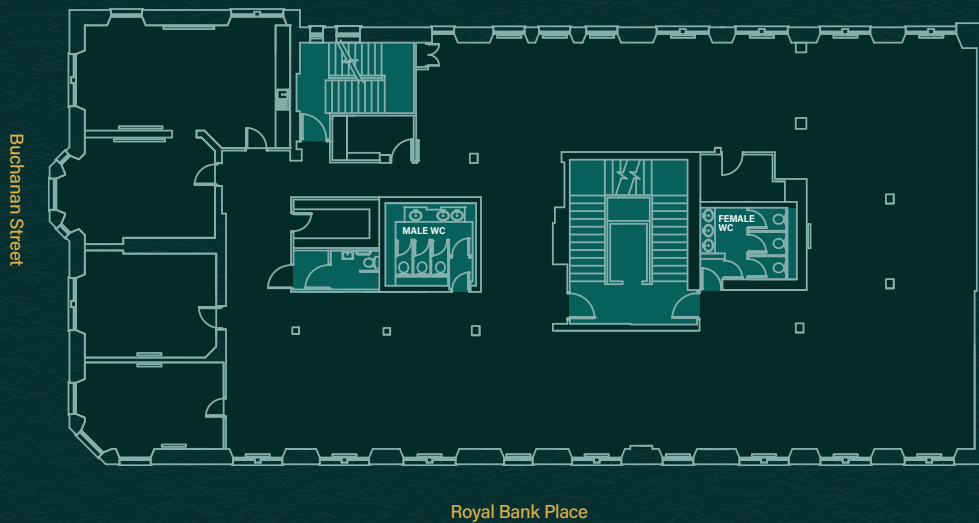
The following approximate net internal areas apply:

Floor	Sq Ft	Sq M
Second	5,550	515.61
Third	5,584	518.67
Total	11,134	1,034.28

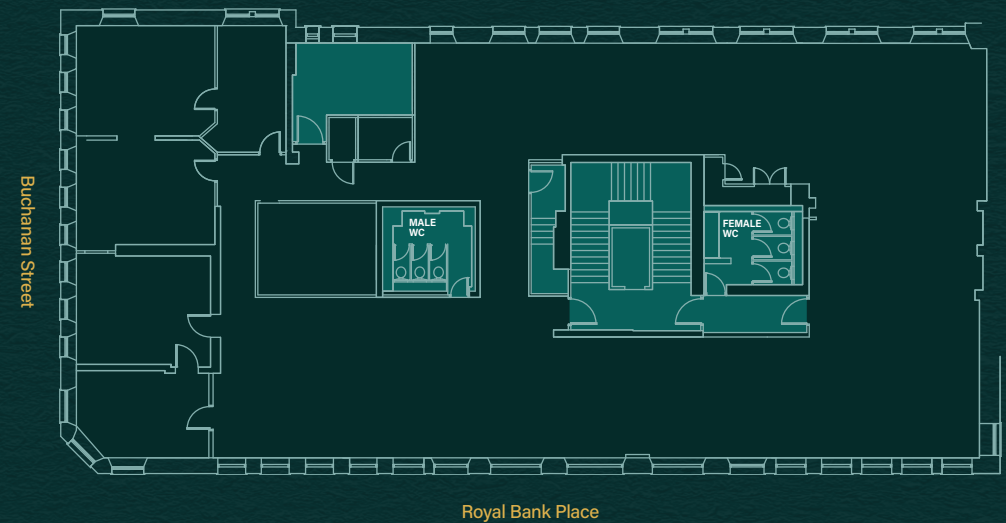
Ground Floor



Second Floor



Third Floor





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TENURE

The subjects are available by way of a new Full Repairing Lease or Leases.

PLANNING

Any proposed use may be subject to securing the appropriate change of use via the local planning department.



RENTAL

Further details on quoting rentals for one or both floors is available upon request.

RATES

The subjects are currently rated as office accommodation. Any change of use will require the units to be re-assessed by the local Rating Authority.

EPC

Available upon request.

LEGAL COSTS

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

CONTACT INFORMATION

For further information, or to arrange a viewing, please contact the sole letting agent as detailed below:



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