

## TO LET

PROMINENT RETAIL / OFFICE PREMISES IN VIBRANT CITY CENTRE LOCALE  
**UNIT 2a 78 HUTCHESON STREET, GLASGOW, G1 1SH**



### LOCATION

The Merchant City is a vibrant lifestyle district in the heart of Glasgow where people combine living, business and leisure activities. Considerable recent redevelopment and regeneration, particularly in the provision of quality restaurants, retail and residential accommodation has helped to rejuvenate the Merchant City into today's choice for exclusive retailers.

The Grade B listed Georgian Building, the former Sheriff Court, now provides accommodation for the Scottish Youth Theatre as well as residential, leisure and commercial suites. Nearby occupiers include **Exceed Glasgow, Forbes Tailors, Ralph Lauren, Cruise, Brew Dog, Rab Ha's** and a variety of restaurants and cafes.

Immediately to the south of the subjects is the new **Candleriggs Square** development, comprising a 3.6 acre mixed use development encompassing retail, residential, offices and hotels. The project is scheduled for completion in summer 2024.

## Description

The subjects comprise a mid-terrace open plan retail / office premises fronting on to the ever-popular Hutcheson Street. The property is bound by Ingram Street to the north and Wilson Street to the east.

Internally the property presents well. There is wood effect flooring throughout, walls are of a plaster and paint finish with an abundance of natural light via traditional sash and case windows to the west elevation and modern floor to ceiling glazing, fronting on to a courtyard on the east.

## Accommodation

151.99 Sq. m      1,636 Sq. Ft

## Term

The property is available by way of a new Full Repairing & Insuring Lease of negotiable duration.

Rental offers over £30,000 per annum are invited.

## Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is £29,750. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 0.498p this rateable value will result in an estimated rates liability in financial year 2023/24 of £14,815.

## Energy Performance Certificate

Available on Request.

## Service Charge

There is an annual nominal service charge. Further information available on request.

## VAT

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

## Use

The subjects currently have a Class 10 Use.

Due to recent changes in Use Class Order classifications the property may be suitable for a variety of alternative uses (Class 1A) which would include retail & financial (Class 2) and (Class 3) Restaurant/ Takeaway.

## Viewing & Further Information

All viewing and further information is via the joint letting agents;

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HSA Retail  
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**Subject to Contract**

**Date: 14 June 2023**

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50 metres

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