



154/160
SAUCHIEHALL ST

PRIME RESTAURANT UNIT TO LET WITHIN THE HEART OF GLASGOW CITY CENTRE
CLASS 3 CONSENT NOW SECURED

LOCATION

Glasgow is Scotland's largest City with a resident population of around 660,000 persons and an estimated shopping catchment population of around 2.25 million within a 45 minute drive time of the city centre.

The City is recognised as the UK's premier shopping destination after London's West End (source – Javelin Venuescore).

Sauchiehall Street forms the northern part of Glasgow's 'Golden Z' retail core and is long established as one of the prime retail destinations within the city centre.

16.8 M

is the average annual footfall on Sauchiehall Street

Source: Springford

£83 BN

is spent on retail and leisure annually in Glasgow

Source: Callcredit

415,000

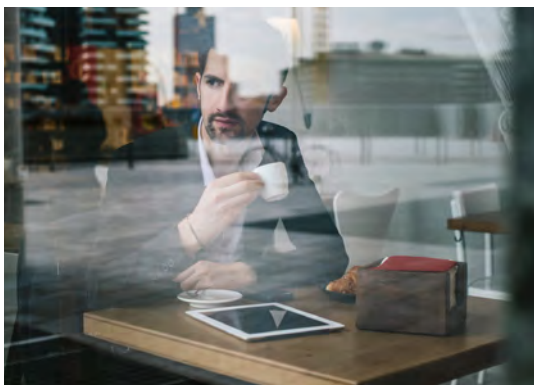
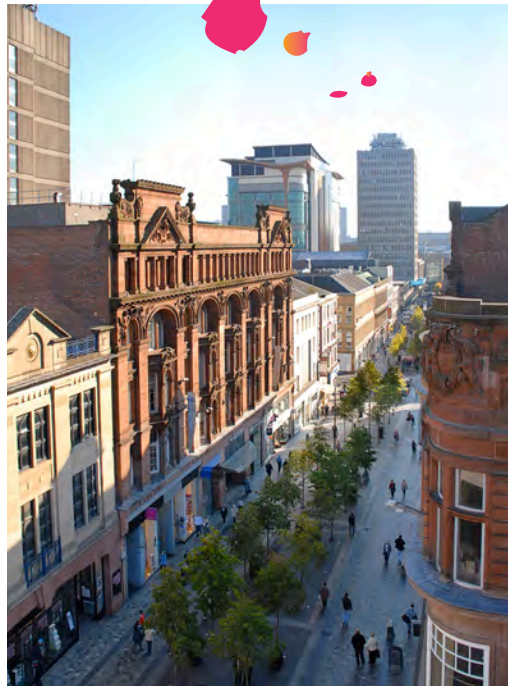
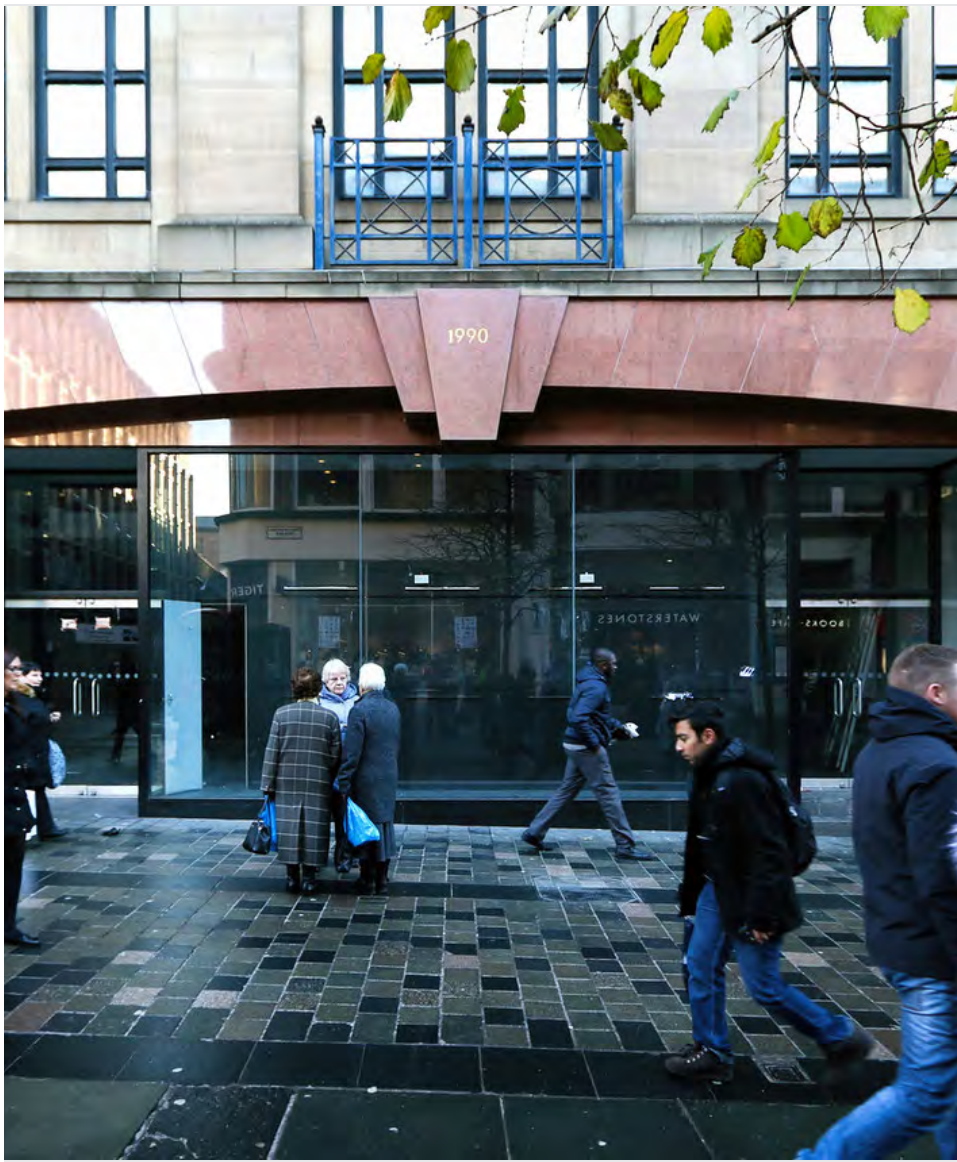
city centre workers

70,000

students are within a 1 mile radius

Source: PMA





DESCRIPTION

The property comprises a ground floor restaurant unit with the ability to link into the first and second floor if required. It is contained within a three storey building of stone construction and lies on the northern side of Sauchiehall Street, within the prime pedestrianised section between Hope Street and Cambridge Street.



ACCOMMODATION

The restaurant unit provides the following approximate net internal floor areas:

Internal Width	22 ft 2 ins	6.77 m
Built Depth	77 ft 5 ins	23.60 m
Ground Floor	1,841 sq ft	171.1 sq m
First Floor	3,414 sq ft	317.17 sq m
Second Floor	3,150 sq ft	292.64 sq m

Please note, any proposal does not necessarily need to include all floors detailed above.



FURTHER INFORMATION

RENTAL

The unit is available by way of a new full repairing and insuring lease.
Rental terms are available upon request.

SERVICE CHARGE

Approximately £2,750 pa ex VAT for the current financial year.

RATEABLE VALUE

The unit will require to be re-assessed following Landlords reconfiguration works. All enquiries should be addressed to the relevant rating authority.

PLANNING

We understand that the property currently benefits from a Class 3 (Restaurant) consent. Any interested parties are advised to make their own enquiries to the Local Planning Department. We also understand the property is 'B' listed.

VAT

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

LEGAL COSTS

Each party to bear their own costs incurred.

ENERGY PERFORMANCE CERTIFICATE

The current EPC Rating is D however this may be re-assessed following the Landlords works. A copy of existing certificate is available upon request.

CONTACT

DOUGLAS HOGG

HSA Retail

Tel: 0141 548 8062

Email: douglas.hogg@hsaretail.com



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