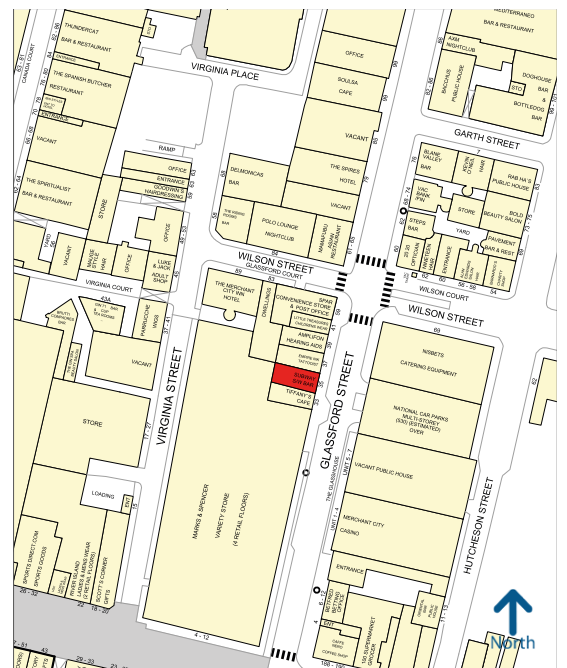




35 Glassford Street, Glasgow, G1 1UG

- City Centre Location
- Suitable for Hot Food (STP)
- High Levels of Passing Footfall
- New FRI Lease Available
- Ground Floor Sales Area — 91.97 Sq. M (990 Sq. ft)



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 west side of Glassford Street, in the heart of Glasgow City Centre by the block bounded by Wilson Street to the north and Argyle Street to the south, in close proximity to Ingram Street.

The location is well serviced by bus and train services, equidistant between Argyle Street and Queen Street train stations.

Nearby occupiers include, The Post Office / Spar, Amplifon, Empire Tattoo Studio and Subway Sandwiches.

DESCRIPTION

The property comprises a ground floor shop unit with a central pedestrian doorway and large displays windows on either side. It benefits from an internal electric roller shutter system.

ACCOMMODATION

The property has been measured in accordance with RICS Property Measurement Professional Statement (1st Edition), we calculate the following approximate Net Internal floor areas:

Floor	Sq. M.	Sq. Ft
Ground	91.97	990

LEASE TERMS

The subjects are available to lease on standard, Full Repairing and Insuring terms for a period of negotiable duration. It is anticipated that the minimum period of Lease will be 10 years.

RENT

Offers over £28,500 per annum.

RATING ASSESSMENT

We are advised that the premises have the following Rating Assessment:

Rateable Value: **£26,000**

The rate poundage for 2023/2024 is £0.498 in the pound.

VAT

Unless otherwise stated, all figures, prices etc are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

VIEWING & FURTHER INFORMATION

Strictly by appointment through Graham + Sibbald LLP or our Joint Agents:

To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: June 2023