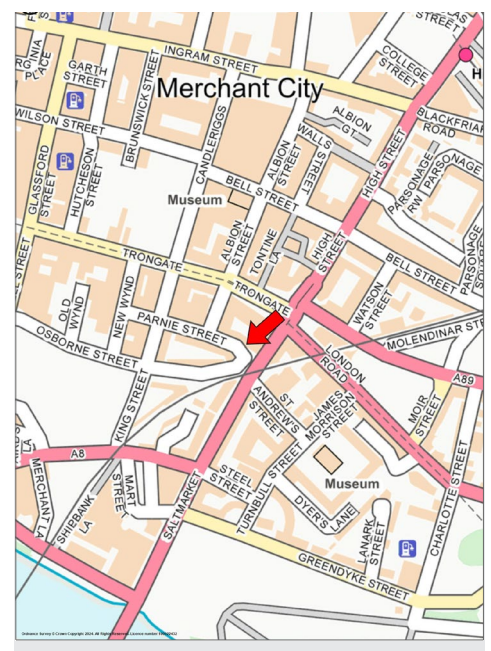




8 Parnie Street, Glasgow, G1 5LR

- Ground floor retail premises
- Close proximity to Glasgow city centre
- Unit extends to approximately 27.49 sq.m. (296 sq.ft.)
- New FRI lease available
- Rental offers in excess of £6,000 per annum, exclusive of VAT.



LOCATION

The subjects are situated on the north side of Parnie Street, adjacent to its junction with Chisholm Street within the Merchant City. The subjects are a short distance south of Trongate, which connects with Argyle Street and the wider city centre. Public transport links, including Argyle Street train station and St Enoch Subway station, are both within walking distance.

DESCRIPTION

The subjects comprise a ground floor retail unit within a four storey traditional tenement building. The property benefits from open plan retail space. There is ancillary storage in addition to toilet facilities located towards the rear of the property. Neighbouring tenants include a mix of independent retailers and the property would suit a variety of retail uses.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal areas:

Ground Floor Space:
27.49 sq.m. (296 sq.ft.)

LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

RENT

We are instructed to seek offers in excess of £6,000 per annum exclusive of VAT. Please contact us for an Offer to Let form.

As part of any letting it is likely that our client will require an advance rental payment. Full details are available from the letting agents.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £5,200.

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

The property will qualify for 100% rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

VAT

Unless otherwise stated, all prices, premiums and rents 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. For the avoidance of doubt the ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.

VIEWING & FURTHER INFORMATION

Strictly by appointment through

Messrs Graham + Sibbald:

233 St. Vincent Street
Glasgow
G2 5QY

Tel: 0141 332 1194



To arrange a viewing please contact:



Louise Gartland
Commercial Agent
louise.gartland@g-s.co.uk
07989 352731



Emma Smith
Commercial Agent
Emma.Smith@g-s.co.uk
07435863 212

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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: January 2024