

133 SAUCHIEHALL STREET  
GLASGOW G2 3EW

# TO LET PROMINENT CITY CENTRE RETAIL OPPORTUNITY

WELL CONFIGURED UNIT WITHIN BUSY  
PEDESTRIANISED CITY CENTRE THOROUGHFARE

Opportunity to trade alongside:

Holland & Barrett    **flying tiger**  
   copenhagen  
**T.K. maxx**  
PRIMARK    **forbidden planet**  
Superdrug     Waterstones



## 133 SAUCHIEHALL STREET, GLASGOW G2 3EW



### LOCATION

Glasgow is Scotland's largest city with a population of around 600,000 and an estimated shopping catchment in the region of 2 million within a 20 minute drive time. The city is widely regarded as being second only to London in the UK retail hierarchy.

Sauchiehall Street is one of the prime retailing thoroughfares in Glasgow's city centre, and the subject property occupies an excellent pitch within the central pedestrianised section on the south side of the street.

### ACCOMMODATION

The premises are arranged over ground and basement levels and comprise the following approximate Net Internal Areas:

Ground Floor (Sales)	1,164 sq ft	(108.13 sq m)
Basement	521 sq ft	(48.40 sq m)

### RENT

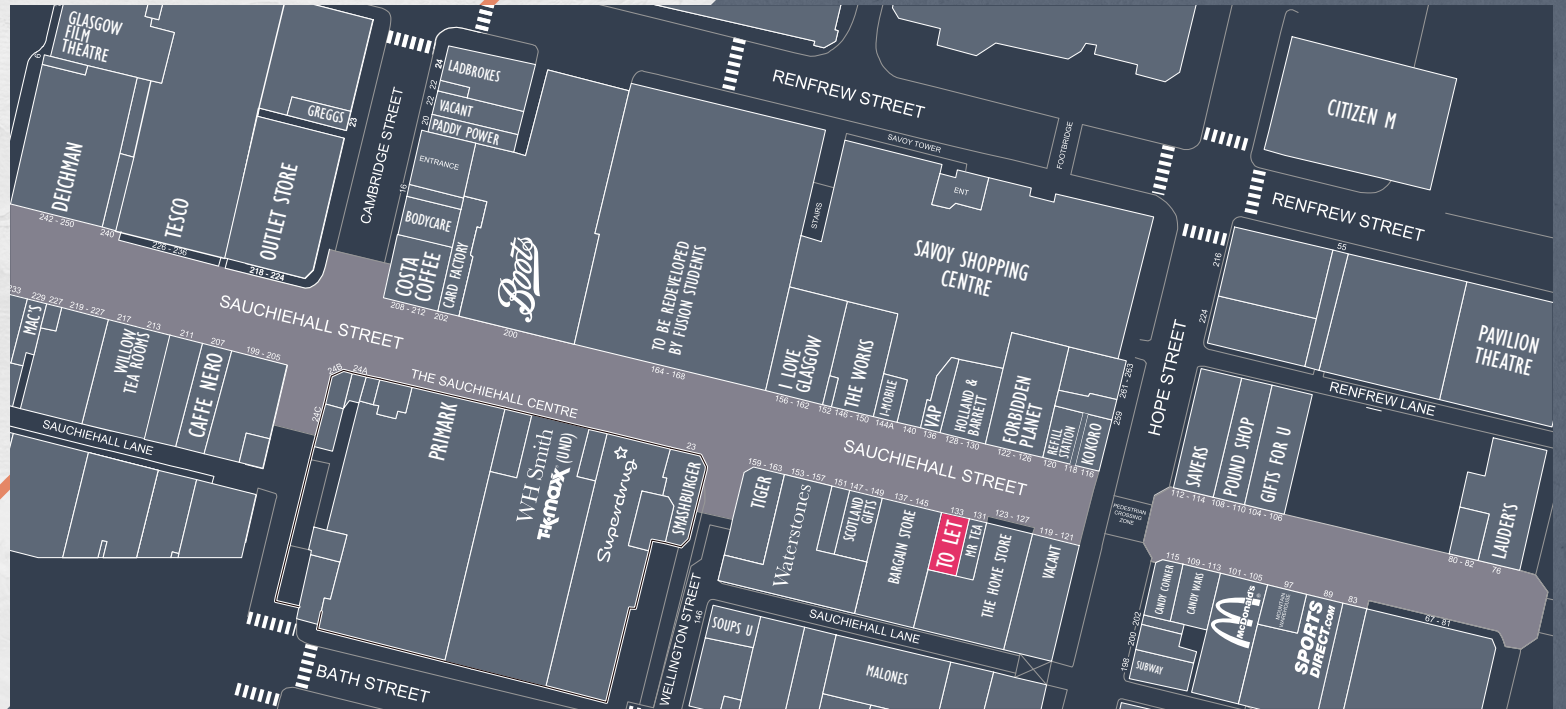
Offers of £45,000 per annum.

### LEASE TERMS

The subjects are available by way of a new FRI lease.

### RATES

Rateable Value:	£33,750
UBR (2023/24):	£0.498
Rates payable:	£16,807



### PLANNING

The property benefits from Class 1A consent and may be suitable for alternative use subject to obtaining the appropriate planning consent. The landlord will consent to and support applications for change of use.

### 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 responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

### EPC

A copy of the EPC and report can be provided on request.

### AML

In order to comply with Anti-Money Laundering legislation/ requirements, the successful tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.

### VIEWING AND FURTHER INFO



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