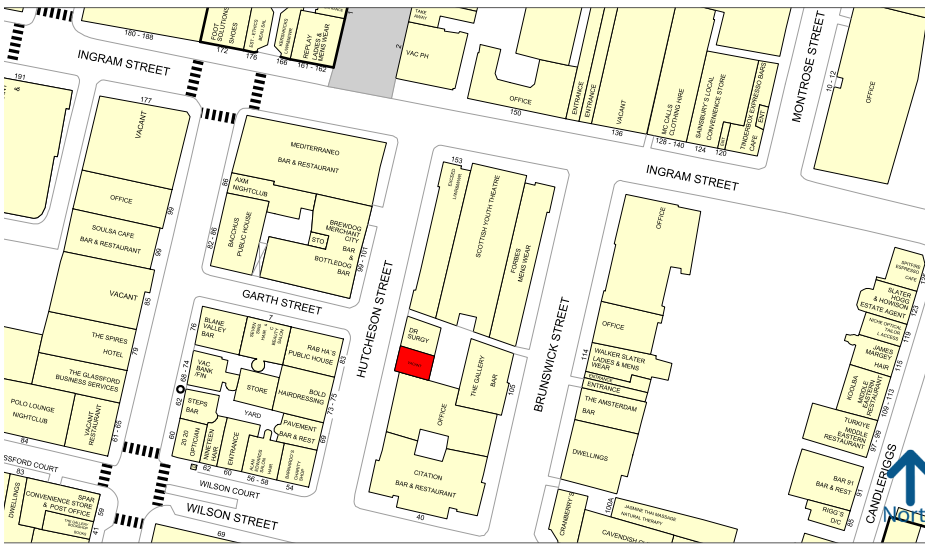




Unit 2a, 78 Hutcheson Street, Glasgow, G1 1SH

- Prominent Retail/Office Premises
- City Centre Location
- Suitable for a variety of uses
- Total Area 151.99 sqm (1,636sqft)





To arrange a viewing contact:



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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

The unit has the following approximate floor areas:

151.99 sq.m. (1,636 sq.ft.)

TERMS

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.

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.

RATING

The subjects are entered on the Scottish Assessors website as having the following rating assessment.

Rateable Value: £29,750

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.

LEGAL COSTS

Each party will bear their own legal costs in any transaction, however for the avoidance of doubt the purchaser shall be liable for LBTT.

EPC

A copy of the EPC report is available for inspection.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

VIEWING & FURTHER INFORMATION

To arrange a viewing of the subjects, or for additional information please contact the agents.



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