



## 15 High Street, Glasgow, G1 1LX

- Close proximity to Glasgow city centre
- Excellent frontage
- Close to Merchant Square
- Extends to approximately 79.12 sq. m. (851 sq. ft.)
- Rental offers in excess of £18,000 per annum, ex VAT





## LOCATION

The subjects are located on the edge of the Merchant City, on the eastern periphery of Glasgow city centre. The immediately surrounding area is predominantly residential in nature comprising traditional tenements and new developments of student flats and affordable housing. The subjects are in close proximity to the Candleriggs Square development, which comprises over 340 student apartments along with a 500-bed Social Hub Hotel. In addition, the main campus of the University of Strathclyde is close-by.

More specifically, the subjects are situated on the west side of High Street, between its junctions with Bell Street and Trongate. The property is surrounded by active ground floor uses comprising a mixture of retail and leisure businesses. Notable nearby occupiers include Tesco Express, Subway, Domino's and William Hill.

Public transport links, including Argyle Street and St Enoch Subway stations, are both within walking distance.

## DESCRIPTION

The subjects comprise a ground floor retail unit forming part of a larger five-storey tenement building of red sandstone construction. The property benefits from open plan retail space, large display windows and security shutters. There is ancillary storage located at the rear of the property in addition to toilet facilities.

## ACCOMMODATION

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

Ground Floor: 79.12 sq.m. (851 sq.ft.)

## LEASE TERMS

The premises are offered on a long-term Full Repairing and Insuring lease incorporating regular rent reviews.

## RENT

Our clients are seeking offers in the region of £18,000 per annum, exclusive of VAT.

## RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £12,600.

The poundage rates for 2024/2025 is £0.498 in the pound.

The ingoing tenant is likely to benefit from rates relief, subject to appeal. Details available from the letting agents.

## 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 LLP:

Tel: 0141 332 1194

## To arrange a viewing please contact:



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## IMPORTANT NOTICE

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