



55-57 High Street, Glasgow, G1 1LX

- Prominent corner position
- Located in the heart of the Merchant City
- Extends to approximately 153.92 sq. m. (1,657 sq. ft.)
- Shop depth — 15.68m
- Internal width — 10.22m
- New FRI lease available
- Rental offers in excess of £28,000 per annum





LOCATION

The subjects are located within the heart 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 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.

Public transport links, including Argyle Street railway station and St Enoch Subway station, 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, previously utilised as an office, benefits from a suspended ceiling, large display windows, return frontage, kitchen and WC facilities. Notable nearby occupiers include Tesco Express, Subway, Domino's and William Hill.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement

(2nd Edition), we calculate the following approximate net internal area:

Ground Floor: 153.92 sq.m. (1,657 sq.ft.)

LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

RENT

We are instructed to seek offers in excess of £28,000 per annum, exclusive of VAT.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £21,500.

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

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.

To arrange a viewing please contact:



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