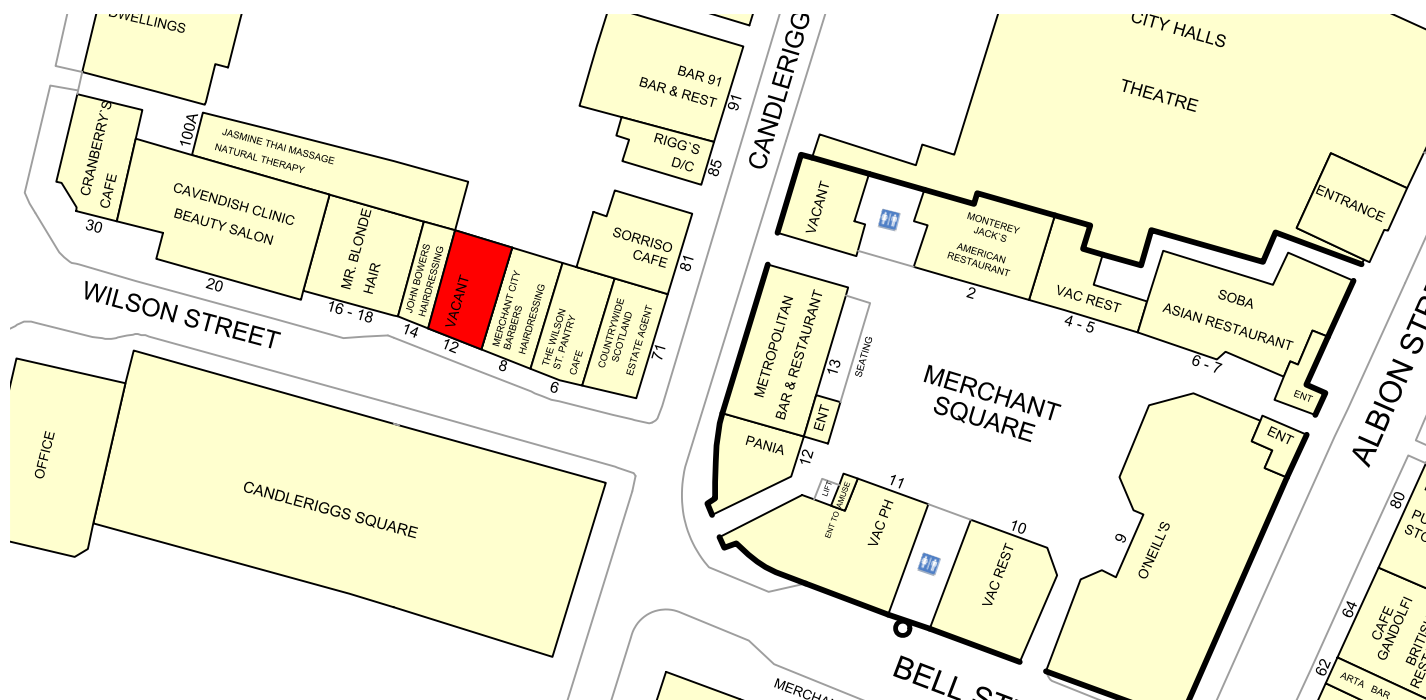




12 WILSON STREET, GLASGOW, G1 1SS

- Merchant City location
- Excellent frontage
- Adjacent to Social Hub Hotel
- Multi-storey car park nearby
- Close to Merchant Square
- Suitable for a variety of uses





LOCATION

The subjects are located on the north side of Wilson Street, close to the junction with Candleriggs, in the heart of The Merchant City area of Glasgow. This location is home to a wide variety of destination retail outlets, such as Exceed; Cruise and others, along with multiple F&B outlets including Blackfriars; Brewdog; Citation; Café Gandolfi and many others. The subjects are located immediately opposite the Candleriggs Square development, which comprises over 340 student apartments along with a 500 bed Social Hub Hotel.

DESCRIPTION

The property comprises a ground and basement floors unit, forming part of a larger seven storey red sandstone building, under a flat roof. There are commercial users on the ground floor, and upper floors are in residential use.

Internally the unit is laid out to provide a large open plan sales area, with staff and storage accommodation located at basement level. Externally the property benefits from a large double fronted glazed shop front.

ACCOMMODATION

In accordance with the RICS Property Measurement Professionals Statement (2nd Edition), we calculate that the premises have the following net internal areas:

| Floor | SQ.M | SQ.FT |
|--------------|---------------|--------------|
| Ground | 93.67 | 1,008 |
| Basement | 91.74 | 987 |
| Total | 185.41 | 1,996 |

TERMS

The premises are offered on a new lease, of negotiable length at rental offers in excess of £25,000 per annum.

RATING

The property is listed on the Scottish Assessors website as having a Rateable Value of £21,750. The current UBR for 2023/2024 is £0.498.

EPC

An EPC has been carried for the subjects and is available for inspection.

LEGAL COSTS

Each party shall bear their own legal costs incurred in this transaction, however for the avoidance of doubt, the ingoing tenant shall be liable for LBTT and VAT thereon.

VIEWING AND FURTHER INFORMATION

To arrange a viewing or to request further information please contact the joint selling agents.

To arrange a viewing please contact:



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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.
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6. Date of Publication: Feb 2024