

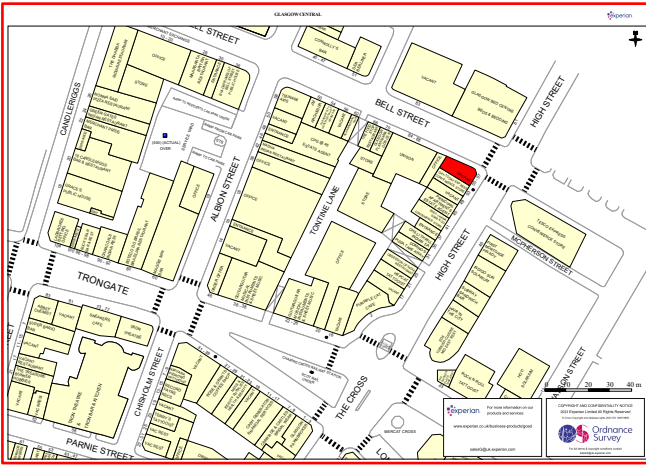


TO LET
RETAIL / OFFICE PREMISES

1,657 SQ FT

55-57 HIGH STREET, MERCHANT CITY, GLASGOW, G1 1LX

- Prominent corner position with extensive frontage
- Located in heart of Merchant City
- Situated close the new "Candleriggs Square" development
- 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 predominately 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.

Notable nearby occupiers include Tesco Express, Subway, Domino's and William Hill.

DESCRIPTION

The subjects comprise a ground floor retail unit forming part of a large 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.

ACCOMMODATION

	sq m	sq ft
NIA	153.92	1,657

BUSINESS RATES

RV	£21,500
Payable	£10,707

PLANNING

Class A1 - Shops and financial, professional and other services

EPC

Available on request.

ASKING TERMS

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

VIEWING & FURTHER INFORMATION

Gregor M Brown

0141 212 0059

info@gmbrown.co.uk

G·M·BROWN

0141 212 0059
WWW.GMBROWN.CO.UK

JOINT AGENTS

Ryan Farrelly

0141 567 5382

Ryan.farrelly@g-s.co.uk

**GRAHAM
SIBBALD**
0141 332 1194

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