



TO LET

CITY CENTRE RETAIL UNIT WITH CLASS 2 (OFFICE) CONSENT

105 UNION STREET, GLASGOW, G1 3TA

Within the heart of the City Centre, close to Glasgow Central station entrance.

Available on new FRI lease.

Consent for class 1 (retail) and class 2 (office) usage.

Arranged over ground floor and basement levels.

Potential for Fresh Start Rates Relief.

Total Net Internal Area of 176.65 sq.m (1,901 sq.ft) approx.

Rental offers over £40,000 per annum are invited.

LOCATION

The subjects are on the west most side of Union Street, approximately 30 meters south of its junction with Gordon Street as shown on the attached plan.

Union Street forms this southern continuation to Renfield Street and links Central Station to Argyle Street to the south.

The subjects are in an established parade of retail premises and located adjacent to the side entrance for Glasgow Central Station. Adjoining occupiers include Subway, Paddy Power, Shelter, Café Nero, Savers and The Co-op.

DESCRIPTION

The unit occupies part of the ground and basement floors of a traditional four storey and attic over basement property in multiple occupancy. It has frontage which extends to approximately 5.5 meters (18 feet) which incorporates 2 display windows and a centrally positioned recessed entrance door.

Internally, the accommodation is laid out with an open plan sales area at ground floor off which is an access stairway to the basement which is also largely open plan. The basement also has an independent stairway access from the front of the unit.

FLOOR AREA

According to our calculations the following net internal floor areas are afforded :-

Ground Floor:	78.40 sq,m	(844 sq,ft)
Basement:	98.25 sq,m	(1,057 sq,ft)
Total:	176.65 sq.m	(1901 sq.ft)

RATING

The subjects are entered into the Valuation Roll with a Rateable Value of £37,500.

The property should be eligible for Fresh Start Rates Relief. Essentially businesses occupying properties which have been empty may be entitled to a 100% business discount for the first year in the property. Parties should contact Glasgow City Council to determine eligibility.

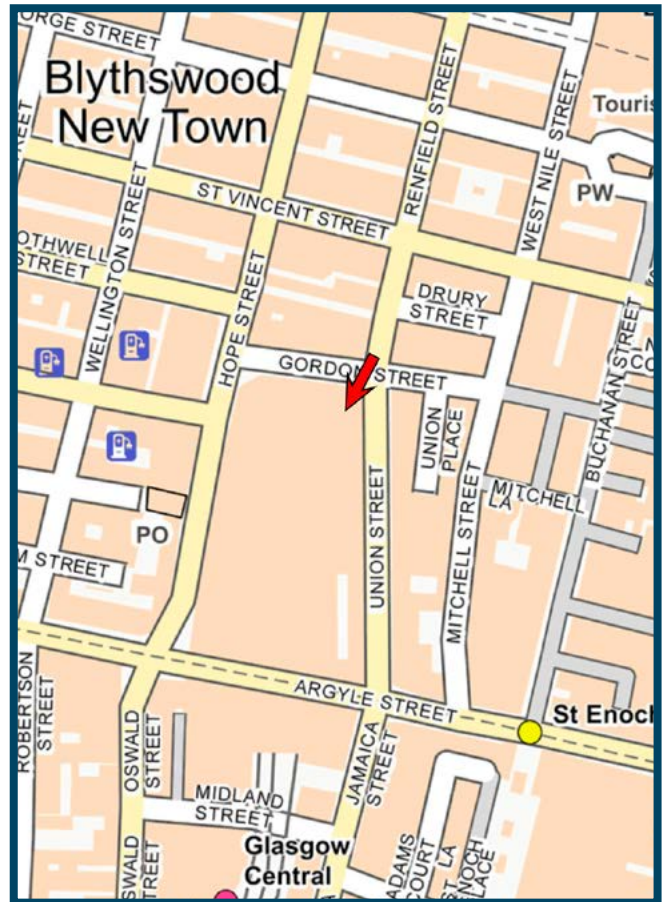
<https://www.glasgow.gov.uk/article/23736/Apply-for-rates-relief>

LEASE TERMS

The property is available on a new full repairing and insuring lease on terms to be agreed. Rental offers in excess of £40,000 per annum are invited.

VAT

The property is elected for VAT.



DATE OF ENTRY

By mutual agreement.

LEGAL COSTS

Each party will be responsible for all legal costs incurred in the transaction with the ingoing tenant responsible for Land and Building Transaction Tax , registration dues and any VAT payable thereon.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

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WSA1901

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