TO LET - HIGH PROFILE LOCATION

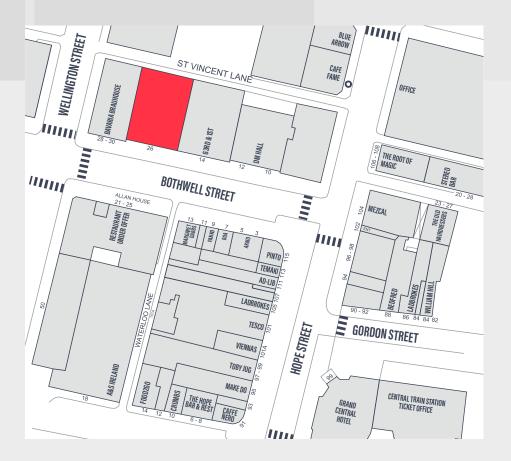


LOCATION

Glasgow is Scotland's largest city and has an immediate population of approx 600,000 people and a retail catchment in the order of 2 million people.

The subjects are located in a prominent position on the north side of Bothwell Street, in the heart of Glasgow's financial district, in the blocks bounded by Hope Street to the east and Wellington Street to the west. This is a high footfall location in close proximity to Glasgow Central Train Station.

Nearby retail and leisure occupiers include **Bar Burrito**, **Bavaria Bierhaus**, **63rd & 1st Bar and Restaurant**, **Margaret Dabbs**, **Akiko**, **Panko**, **Café Fame**, **Pret a Manger** and **Ho Wong**.





The premises comprise a multi windowed unit arranged over the ground and basement floors of traditional stone built building under a pitched and slated roof.

Internally the premises provide an attractive layout with a glazed feature skylight. There is customer stair access to trading basement space.

Our client also owns the upper floors which are potentially available. Further details upon request.

26 BOTHWELL STREET GLASGOW G2 6NU

ACCOMMODATION

The main dimensions and gross internal areas are as follows:

Gross Frontage 58 ft 8 ins 17.88 m Net Frontage 21 ft 2 ins 6.44 m

 Ground Floor
 4,341 sq ft
 403.28 sq m

 Basement
 4,685 sq ft
 435.23 sq m

RATING

We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll as follows:

Rateable Value £66,500 Commercial Rates Poundage £0.503

(exclusive of water and sewerage rates)

Rates Payable £33,450









RENT

Offers in excess of £90,000 per annum exclusive are invited.

LEASE TERMS

The premises are available on the basis of a new full repairing and insuring lease for a minimum term of 10 years subject to 5 yearly upward only rent reviews.

PLANNING

The premises are suitable for Class 3 (Restaurant) consent with an existing internal extraction. The property is also suitable for Class 1 (Retail) and Class 2 (Office) use with no requirement for a planning change of use.

LEGAL COSTS & VAT

Each party is to be responsible for their own legal costs incurred in connection with this transaction with the ingoing tenant to be responsible for Land and Buildings Transaction Tax (LBTT), registration fees and any VAT incurred thereon.

ENTRY

By agreement.

EPC

Energy Performance Certificate available upon request.

FURTHER INFORMATION

Strictly by appointment through the joint letting agents.

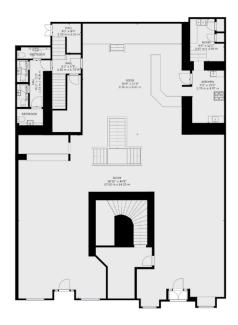
Peter Hutton 07585 509 466 peter@canningvaleproperty.co.uk John Grewar 07789 151 218 john@cargillproperty.com





Canning Vale Property, as agent for the vendors or lessors of this property, gives notice that: (i) These particulars are set out as a general outline for guidance only, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact; (ii) All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness; (iii) No person acting on behalf of Canning Vale Property has any authority to make or give any representation or warranty whatsoever in relation to this property. Canning Vale Property accepts no responsibility for any statement made in these particulars; (iv) Any areas, measurements or distances given are approximate. Unless otherwise stated, all purchase prices, any rents or outgoings are correct at the date of publication, and unless otherwise stated, are quoted exclusive of VAT; (v) Images may be computer generated. Photographs show certain parts of this property as papeared at the time they were taken; and (vi) Any descriptions given of this property cannot be taken to imply this property is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Intending purchasers or lessees are advised to carry out their own investigations. Publication Date: April 2023

GROUND FLOOR



BASEMENT

