



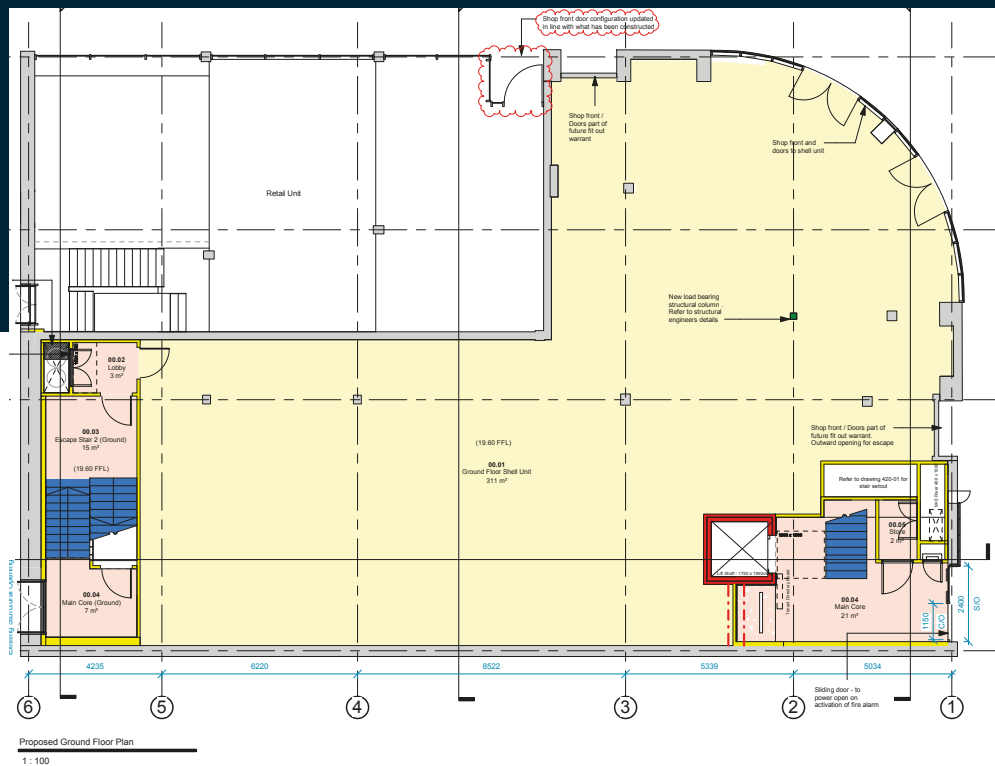
**58-62 RENFIELD STREET
GLASGOW G2 1NF**

- Flagship leisure opportunity
- Highly visible corner location
- Potential to sub-divide
- 581sqm (6,254sqft)

LOCATION

Glasgow is Scotland's largest city, with a population of approximately 660,000 persons and is one of the main retail locations outside of London, with a catchment population of over 2 million persons.

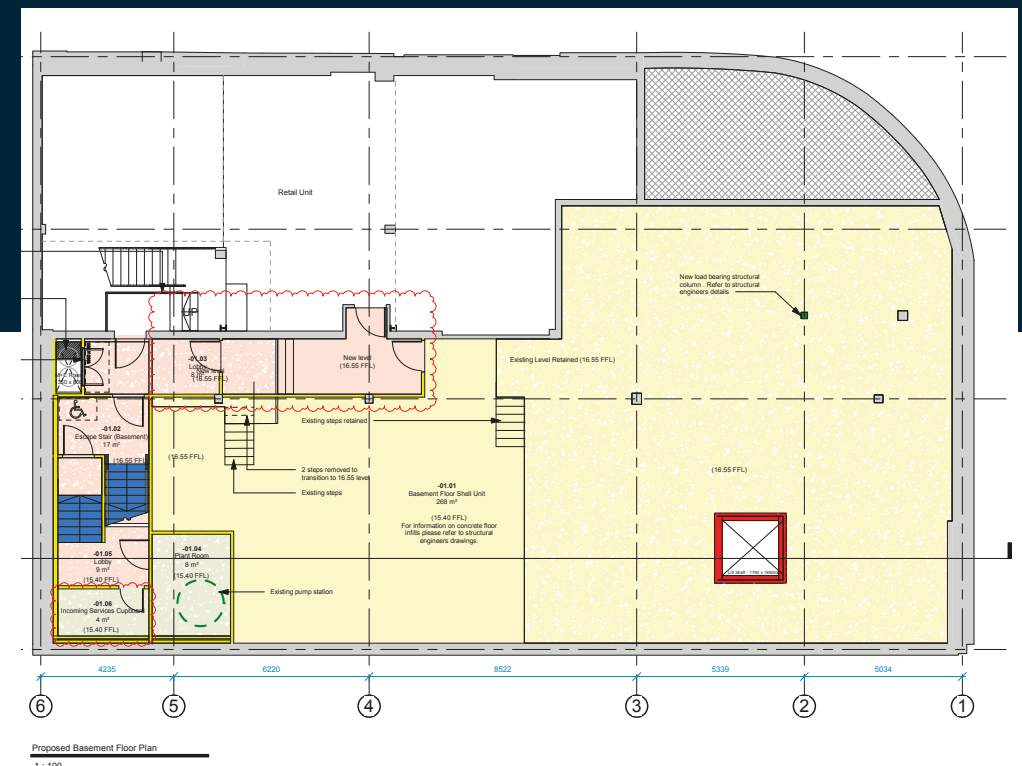
The subjects occupy a highly prominent position on the corner of Renfield Street and West Regent Street in the heart of the Central Business District and established leisure circuit of the city. The surrounding area has seen significant recent activity in both office developments/lettings and leisure occupier take-up. Nearby occupiers include Wagamama, Revolution, GDK, Mozza, Cote Brasserie and many others.



DESCRIPTION

The subjects comprise a landmark Art Deco building in Glasgow city centre. Opened in 1934 as part of the Paramount cinema chain the building has been a much-loved part of the city's history.

With a highly prominent curved frontage, the unit offers an excellent presence on the corner of Renfield and West Regent Street in the heart of the city.



ACCOMMODATION

The property is arranged over ground and basement floors, and there is the option to sub-divide the space by creating a separate entrance accessing the basement floor. The unit has the following approximate floor areas:

Ground Floor:	3,240sqft	(301sqm)
Basement:	3,014sqft	(280sqm)
Total:	6,254sqft	(581sqm)

TERMS

The unit is offered on new Full Repairing and Insuring lease terms, for a period to be agreed between the parties. Details of the quoting rent can be obtained from the agents.

Further information on the potential sub-division can be obtained from the letting agents.

VAT

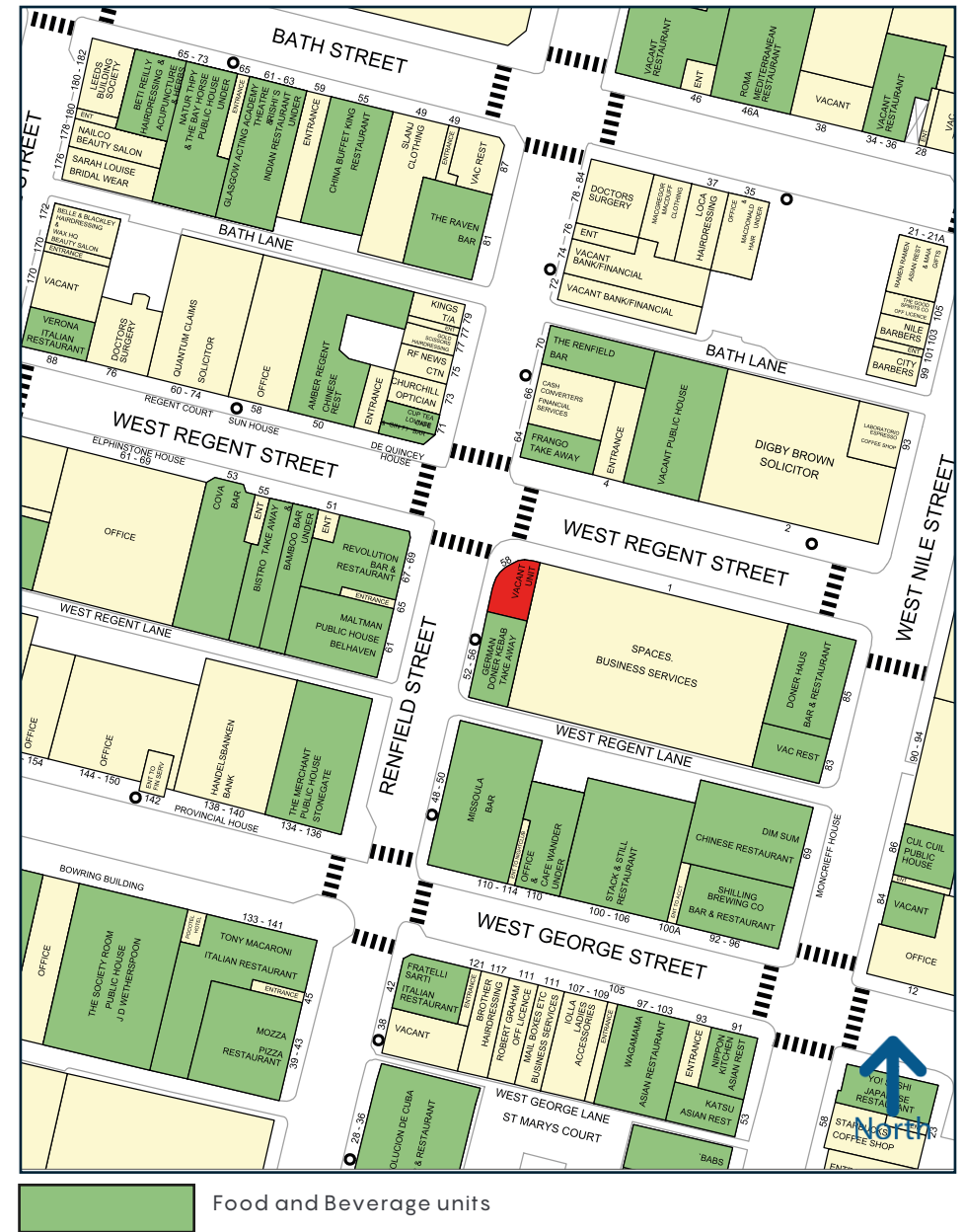
All figures are exclusive of VAT.

LEGAL COSTS

Each party will bear their own legal costs in any transaction, however for the avoidance of doubt the ingoing tenant shall be liable for SDLT incurred in this transaction.

VIEWING & FURTHER INFORMATION

To arrange a viewing or for any additional information please contact the letting agents.





1. Wagamama



2. Cote Brasserie



3. Revolution



4. Queens Street train station

5. GDK



6. Yo Sushi



7. All Bar One



8. Innis and Gunn



9. Cineworld



10. Jollibee



11. Royal Concert Hall



12. Walkabout



13. Buchanan Bus Station

14. Doner Haus



15. Central Station

For any queries or to arrange a viewing, please contact —



Martin Sutherland
Licensed Trade and Business Agent
martin.sutherland@g-s.co.uk
07443 668241

Terry McFarlane
Director
terry.mcfarlane@g-s.co.uk
0141 567 5397
07766 551663



Andrew Britton
07990 505421
andrew@culverwell.co.uk



Graham Wiseman
Stelman
0141 226 5252
gw@stelmain.com

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6. Date of Publication: April 2022