

TO LET – CITY CENTRE

RETAIL PREMISES

49 BATH STREET, GLASGOW, G2 2DL

LOCATION

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

The subject premises are located in a prominent position on the south side of Bath Street.

The premises are positioned within close proximity to Sauchiehall Street, Buchanan Galleries Shopping Centre and Cineworld.

Nearby occupiers include Maki and Ramen, Blue Lagoon, Meet Fresh, KFC and Jay's Grill.

DESCRIPTION

The premises comprise a double windowed unit arranged over the ground and basement floors of a traditional stone building under a pitched and slated roof. The upper floors are in separate office use.

ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross Frontage	41 ft 2 ins	12.55 m
Net Frontage	29 ft 4 ins	8.94 m
Ground Floor	1,104 sqft	102.56 sqm
Basement	398 sqft	36.97 sqm

RATING

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

Rateable Value	£22,500
Commercial Rate Pounding	£0.49 (exclusive of water and sewerage rates)
Rates Payable	£11,025 per annum

PLANNING

The premises currently benefit from Class 1 (Retail) consent, and may also be suitable for Class 2 (Office) consent or Class 3 (Restaurant) either by deemed Class 1A consent or through a formal planning application, depending on specific required use. Further details available upon request.



RENT

Offers in excess of £25,000 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.

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 and subject to vacant possession.

ENERGY PERFORMANCE CERTIFICATE

Further details available upon request.

VIEWING & FURTHER INFORMATION

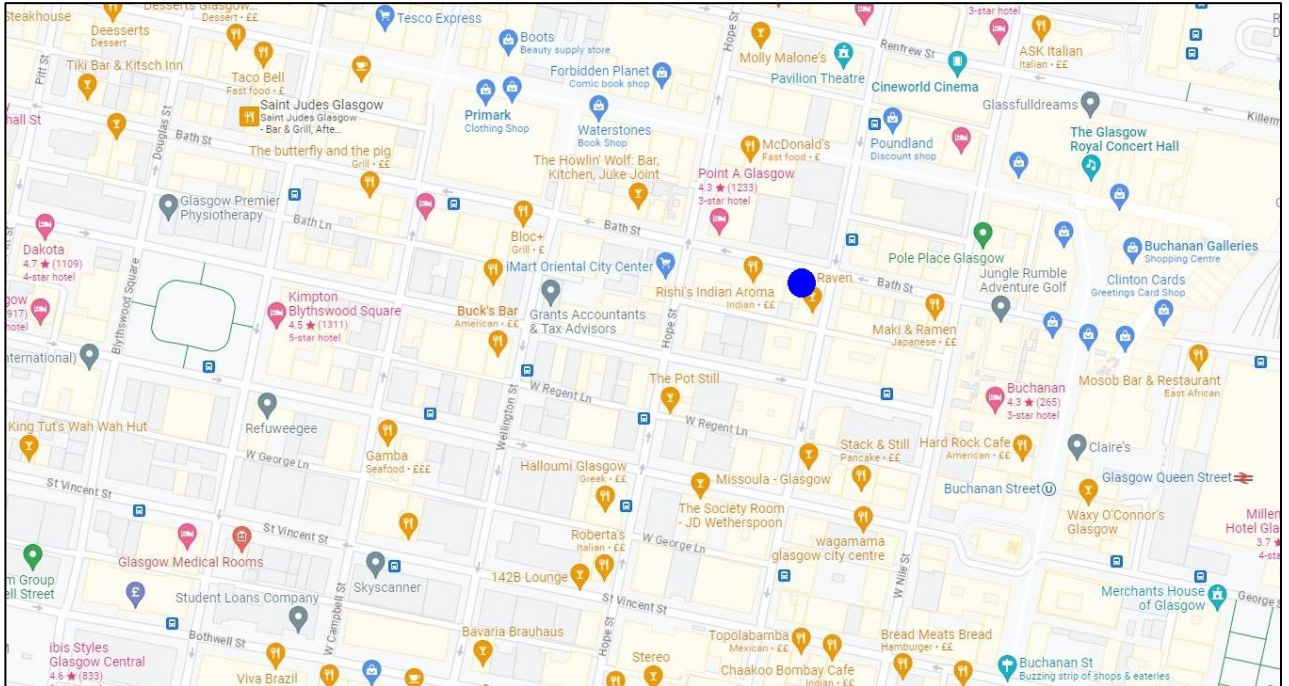
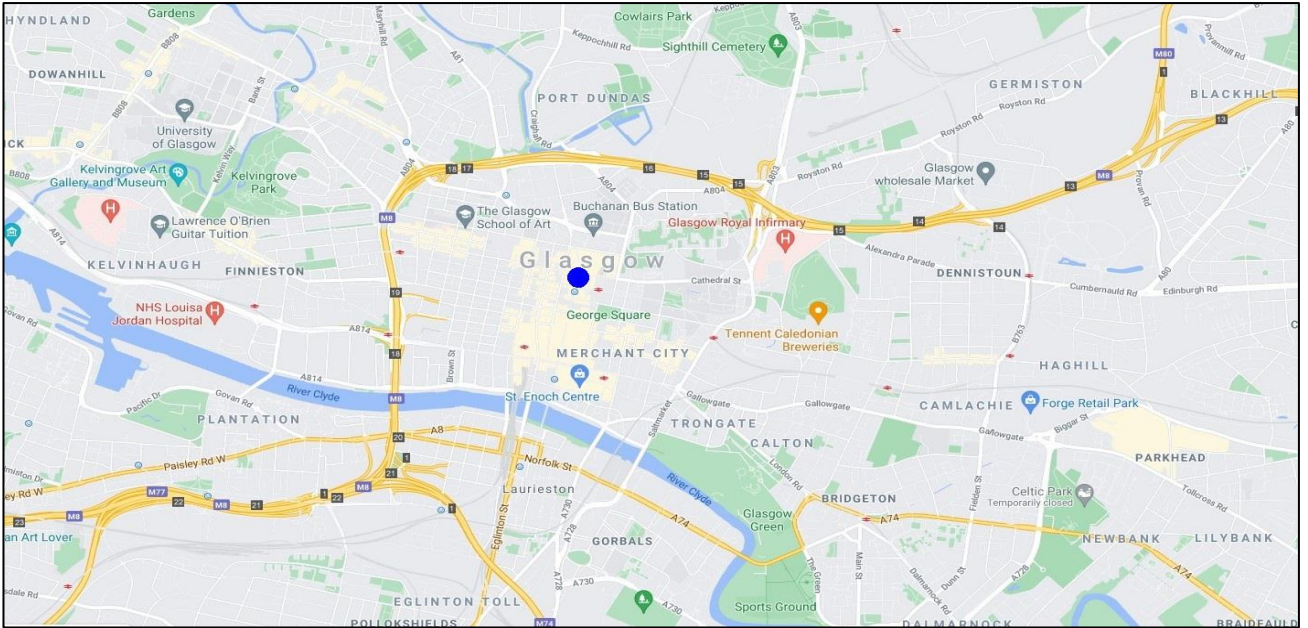
Strictly by appointment through the sole letting agent.

Peter Hutton

07585509466

peter@canningvaleproperty.co.uk

TO LET – CITY CENTRE RETAIL PREMISES 49 BATH STREET, GLASGOW, G2 2DL



DISCLAIMER

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 they appeared 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: May 2023

RETAIL

0141 266 0240