


Glen & Co
Chartered Surveyors

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 **MERKUR SLOTS**

 lifestyle express

TO LET - PRIME RETAIL UNIT
407 SAUCHIEHALL STREET, GLASGOW G2 3LG

Net Internal Area 162.07 sq m (1,745 sq ft)
Rent: £45,000 per annum

TO LET

PRIME RETAIL UNIT

407 SAUCHIEHALL STREET

GLASGOW G2 3LG

Location

Sauchiehall Street is one of the principal shopping streets in Glasgow city centre. The premises sit towards its western end in the block that sits between Elmbank Street and Charing Cross.

This pitch is a mix of leisure and retail uses with other occupiers in the immediate vicinity include Tesco, Loon Fung Chinese Restaurant and The Garage nightclub.

For an interactive Google Streetview of the location [CLICK HERE](#)

Description

Forming part of the ground and basement floors of a larger sandstone tenement, the property has a full height glazed frontage and a single street level entrance door.

The unit is laid out over ground and basement levels with the ground floor largely given over to sales with a broad stair at the rear leading down to a full height basement.

Accommodation

Measured in accordance with the RICS Code of Measuring Practice (6th edition), we estimate the premises to extend to the following approximate floor areas:

Ground Floor: 81.35 sq m (807 sq ft)
Basement: 80.17 sq m (869 sq ft)
Net Internal Area: 162.07 sq m (1,745 sq ft)

Rating

From enquiries made at saa.gov.uk, the premises are entered on the current Valuation Roll as follows:

SHOP - NAV/RV - £36,750

Energy Performance Certificate

The subject property has an EPC rating of E

Planning

The property has the benefit of a sui generis consent allowing use as an Adult Gaming Centre but is also suitable for Class 1a (Retail and Office) Use.

VAT

We understand the property has been elected for VAT and VAT will therefore be charged on the rent and other outgoings.

Terms

Our clients hold the premises on a lease expiring at 22 April 2036 with tenant only break options at April 2026 and 2031. The current rent passing is £45,000 per annum.

Our clients seek a suitable assignee or subtenant on terms to be agreed.

Legal Expenses

Each party will meet their own legal expenses incurred in connection with the transaction, with the incoming occupier meeting the costs of any Land and Buildings Transaction Tax and Registration Dues that may be payable.

Entry

Immediately available on conclusion of missives.

Further Information and Viewing

For any further information, or to arrange a viewing of the premises, please contact David Glen of the sole letting agents:

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E: david@glenandco.co.uk

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