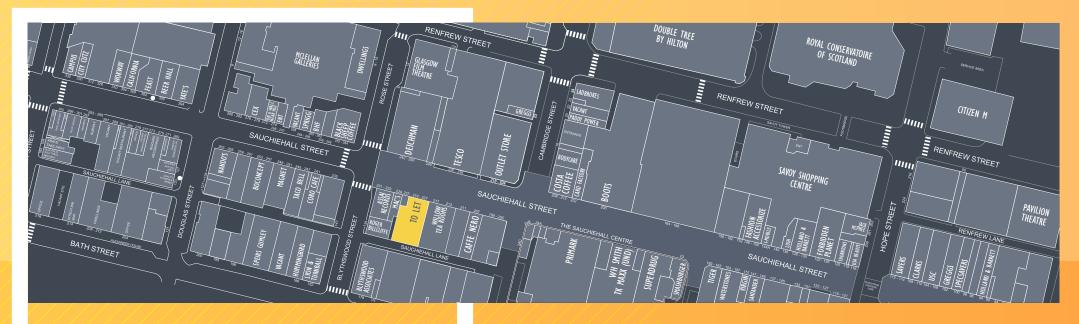
219 SAUCHIEHALL STREET, GLASGOW G2 3EX

TO LET PRIME RETAIL / OFFICE / RESTAURANT PREMISES

GROUND - 3,885 SQ FT BASEMENT - 1,958 SQ FT

PROMINENT POSITION ON PEDESTRIANISED SECTION OF SAUCHIEHALL STREET





219 SAUCHIEHALL STREE

LOCATION

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

The subjects are located in a prominent position on the south side of Sauchiehall Street, one of Glasgow's main shopping streets, in the blocks bounded by West Campbell Street to the east and Blythswood Street to the west.

Nearby occupiers include Tesco, Costa Coffee, Caffè Nero, Primark, Card Factory, Greaas, Assai Records and Willow Tea Rooms.

DESCRIPTION

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

ACCOMMODATION

The main dimensions and gross internal greas are as follows:

 Gross Frontage
 37ft 9ins
 11.50m

 Net Frontage
 31ft 7ins
 9.62m

 Ground Floor
 3,885 sq ft (360.92 sq m)

 Basement
 1,958 sq ft (181.90 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 £72,50

Commercial Rates Poundage £0.516

ates Pavable £37.410

RENT

Offers in excess of £85,000 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 terms of 10 years subject to 5 yearly upward only rent reviews.

PLANNING

The premises are suitable for Class 1A (Retail) consent for retail, office and restaurant uses. Further details upon application.

ENTRY

By agreement and subject to vacant possession.

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.

ENERGY PERFORMANCE CERTIFICATE

EPC rating details available upon request

VIEWING & FURTHER INFORMATION

trictly by appointment through the sole letting agent.



Peter Hutton 07585 509 466 peter@canningvaleproperty.co.uk

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 ofter or contract and must not be relied upon as statements or representations of the condition of an 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 statisfy themselves as to their, 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 YAT; (v) Images may be computer generated. Photographs show certain parts of this property at the they evere 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 with the services and facilities are in working order. Intending purchasers or lessees are advised to carry out their own investigations. Publication Date: January 2024