

# TO LET

## RETAIL UNIT WITH CLASS 2 CONSENT

# Ryden

– SUITABLE FOR  
ALTERNATIVE USES,  
SUBJECT TO PLANNING

– CLOSE TO UNIVERSITY  
CAMPUS WITH OVER  
25,000 STUDENTS

– GREGGS, PIZZA HUT,  
TIM HORTONS, OAKA &  
YIPPON ARE LOCATED  
ON THE PARADE



**94 GEORGE STREET**  
**GLASGOW**  
**G1 1RF**

### GET IN TOUCH

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Viewing is strictly by arrangement with the sole letting agent

# 76

SQUARE METRES

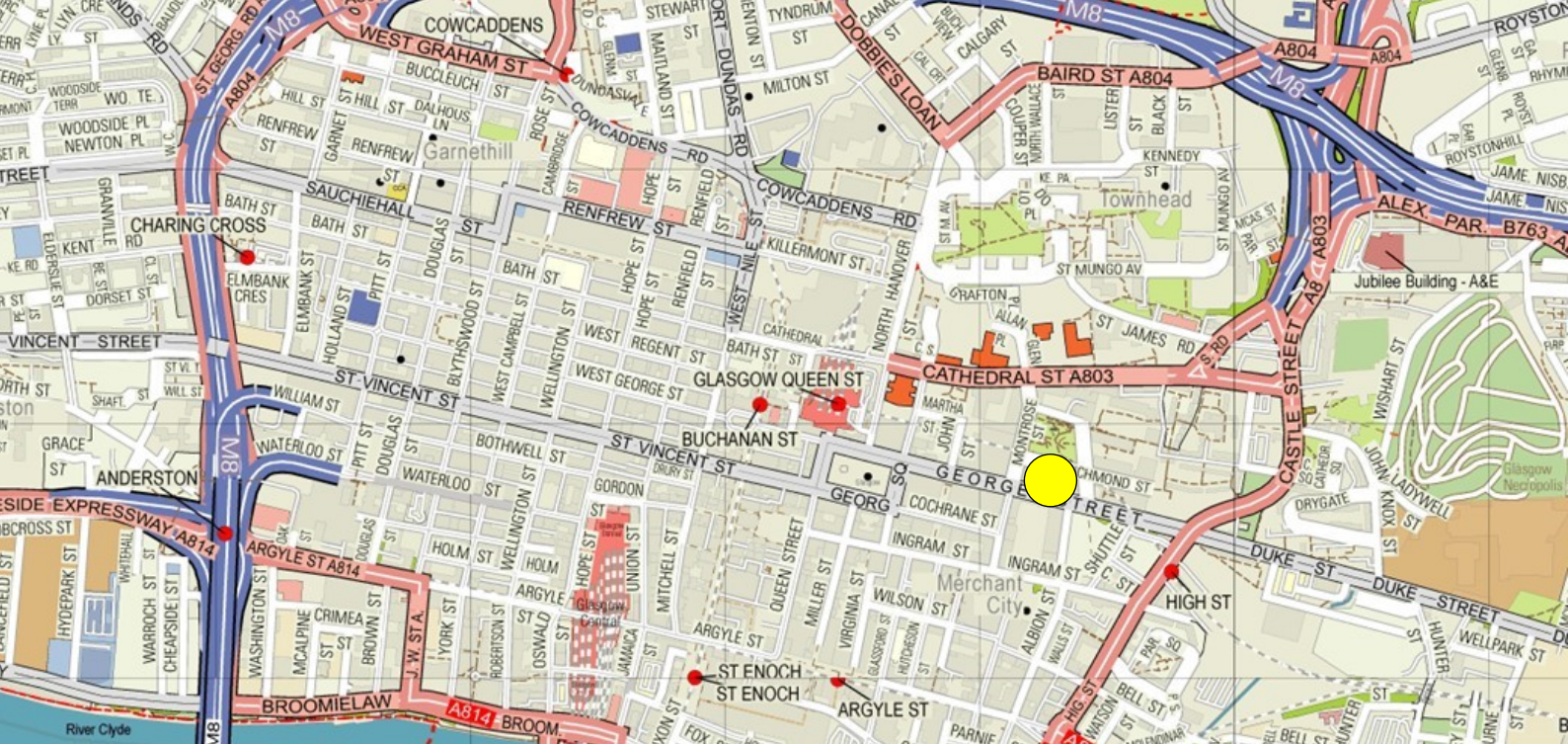
# 825

SQUARE FEET

**GLASGOW**  
130 St Vincent Street  
G2 5HF  
0141 204 3838



[ryden.co.uk](http://ryden.co.uk)



## 94 GEORGE STREET G1 1RF

### PROMINENT LOCATION WITHIN THE HEART OF THE UNIVERSITY CAMPUS

#### LOCATION

Glasgow is Scotland's largest city and benefits from a residential population in the order of 630,000 with a further catchment in excess of 2,000,000. The city is widely recognised as the UK's second retail centre after London.

The subjects are located within the heart of the University of Strathclyde campus which benefits from in excess of 25,000 students.

Nearby retailers include Sainsburys, OAKA Chinese Supermarket, Yippon Restaurant, Pizza Hut, Greggs and Tim Hortons.

#### DESCRIPTION

The subjects are arranged over ground floor only with an NCP car park and offices above.

#### ACCOMODATION

The subjects have the following approximate area:-

<b>GROUND FLOOR</b>	<b>76 sq m</b>	<b>825 sq ft</b>
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#### LEASE TERMS

The subjects are offered on the basis of a new Full Repairing and Insuring lease incorporating 5 yearly upward only rent reviews, for a term to be agreed.

#### RENT

£23,000 per annum exclusive.

#### PLANNING

The subjects benefit from a Class 2 (Financial) consent, however alternative uses such as Class 3 (hot food) will be considered, subject to planning.

#### RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £18,800.

The current UBR (2019/2020) for properties with an RV below £51,000 is £0.49. Therefore, rates payable will be in the order of £9,212.

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC rating is F.

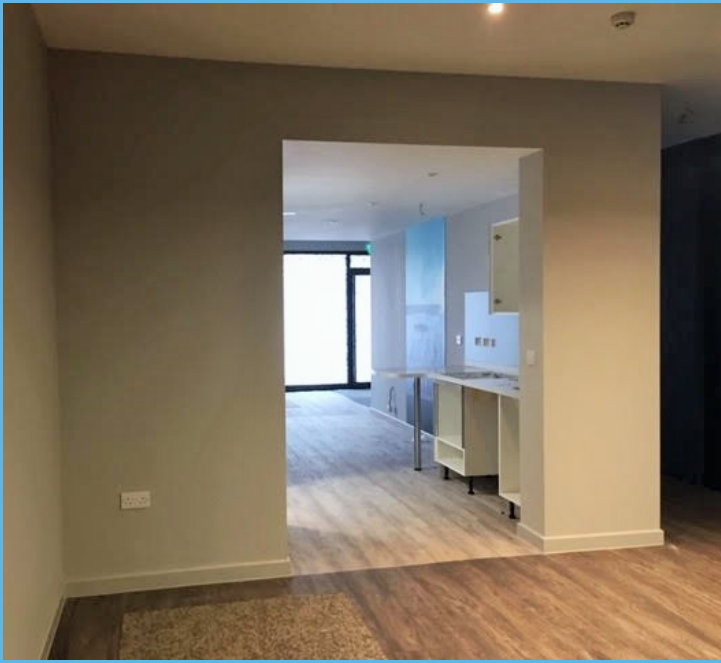
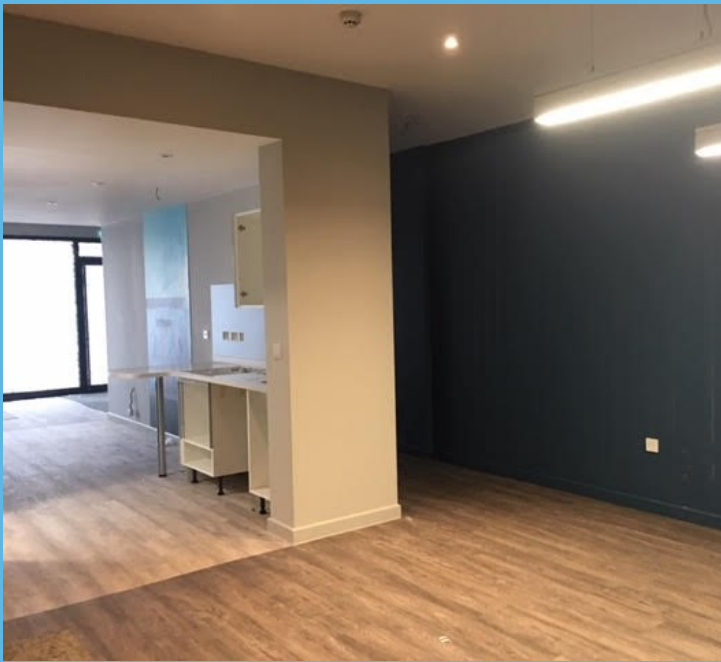
#### LEGAL COSTS

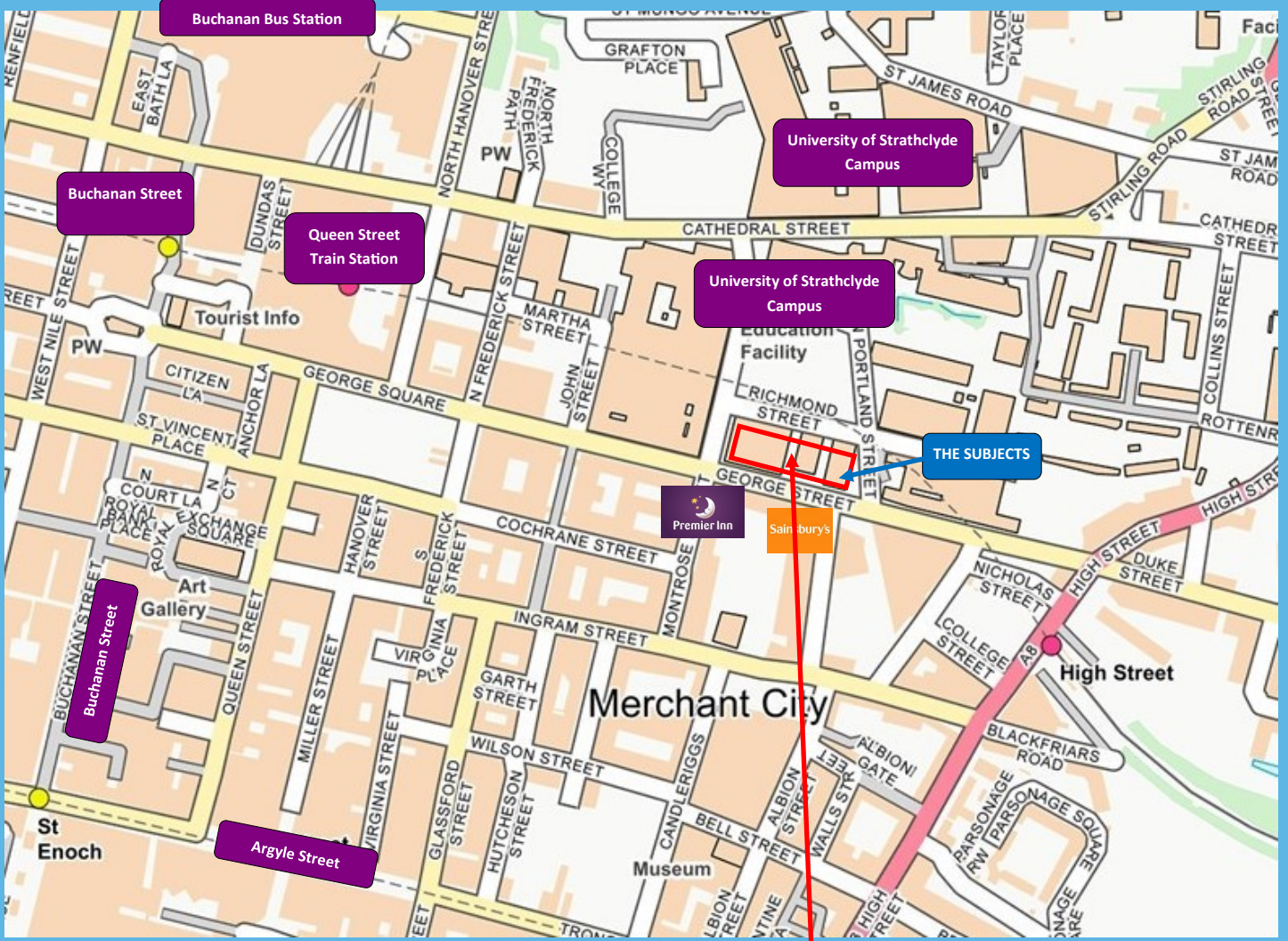
In the normal manner, the ingoing tenant may be responsible for the landlord's reasonable legal expenses, including any LBTT and registration dues.

#### VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Date of Revision: May 2022





## ANTI MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

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