

Ryden

TO LET

FIRST FLOOR FITTED
SALON / HAIRDRESSER
1,392 SQ M (129 SQFT)



166 BUCHANAN
STREET
GLASGOW
G1 2LW

FITTED HAIRDRESSING
& NAIL SALON

SUITABLE FOR A VARIETY
OF USES, SUBJECT
TO PLANNING

AVAILABLE IMMEDIATELY

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



LOCATION

Glasgow is Scotland's most populous city in Scotland and the third-most populous in the UK having a population of over 630,000 and 2.2 million people within a 45 minute drive. It has the largest economy in Scotland, the third highest GDP per capita of any UK city and is the number 1 UK retail destination and has the busiest high street in the UK (outside London's West End) welcoming over 2 million tourists each year.

Buchanan Street is part of the 'Style Mile' and enjoys a yearly footfall in excess of 50 million. It remains the location of choice for many retailers and is the best retailing thoroughfare in Scotland.

The subjects are situated on the eastern side of Buchanan Street adjacent to Buchanan Galleries Shopping Centre and opposite Buchanan Street Subway Station. The entrance to Queen Street Railway Station is situated to the rear of the building and nearby occupiers include Clarks, Greggs, Chaophraya, Hard Rock Café, H&M, Victoria's Secret, JD Sport.

DESCRIPTION

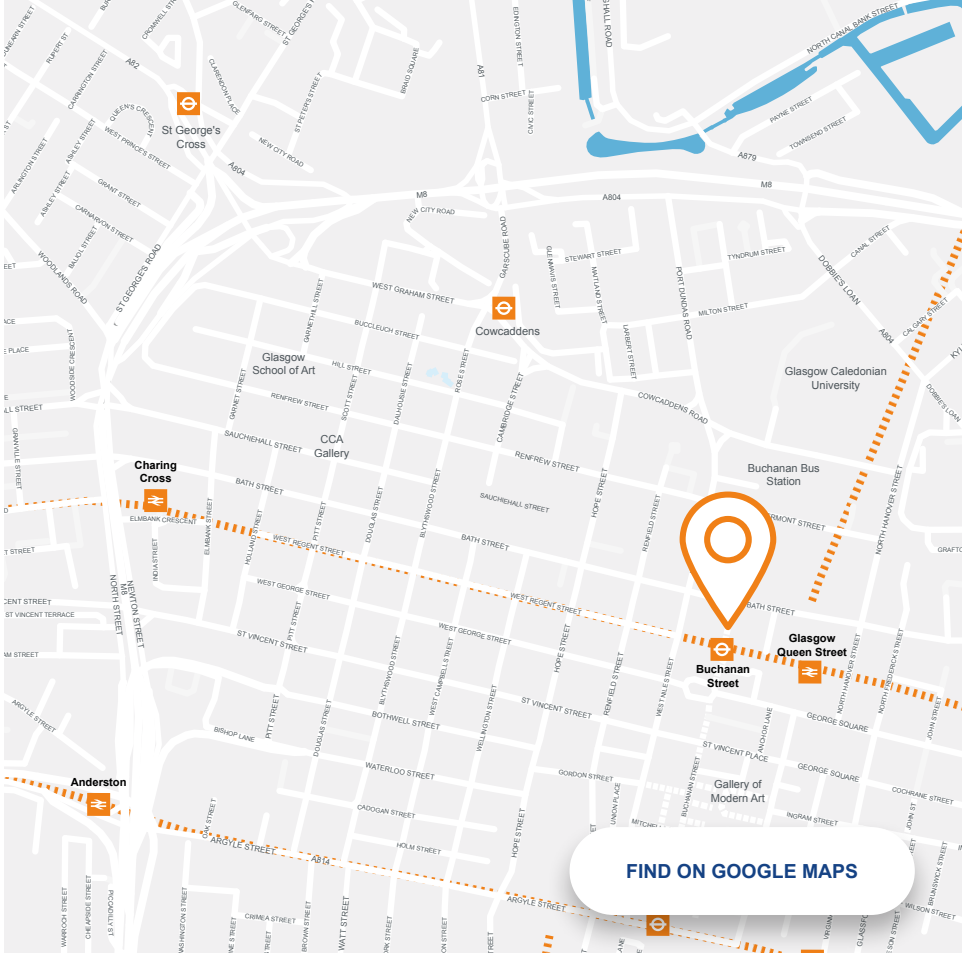
The subjects comprise a fitted salon with rooms dedicated to associated uses such as make-up, colouring room, office, kitchen and toilets.

The property may be suitable for a variety of uses, subject to planning.

ACCOMMODATION

The subjects have the following approximate areas:-

	SQ M	SQ FT
SALON	65	704
COLOUR ROOM	5	52
MAKE UP ROOM 1	21	224
MAKE UP ROOM 2	14	153
OFFICE	16	173
KITCHEN	8	86
TOTAL	129	1,392



**BUCHANAN STREET
IS PART OF THE
'STYLE MILE' AND
ENJOYS A YEARLY
FOOTFALL IN EXCESS
OF 50 MILLION.**



LEASE TERMS

The subjects are available on a new Full Repairing and Insuring basis incorporating 5 yearly rent reviews, for a term to be agreed.

RENT

Upon application.

EPC

Available upon request.

RV

The subjects are currently entered in the Assessor's Valuation Roll as follows:

FLAT 1-1	£1,700
FLAT 1-2	£2,100
FLAT 1-3	£1,700
FLAT 1-4	£1,400
FLAT 5	£6,900

The current UBR (2023/2024) for properties with an RV under £51,000 is £0.498. Under the Small Business Scheme, properties with an RV below £12,000 may qualify for 100% relief on rates payable, depending on individual circumstances. Interested parties should contact their Local Authority for further information.

PLANNING

The subjects have a Class 1 (retail) use, however other uses will be considered subject to planning.

ENTRY

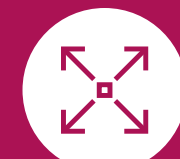
Immediate.

VAT

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

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.



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GET IN TOUCH

Please get in touch with our letting agent for more details.

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Ryden

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Ryden

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. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **January 2024**

