

TO LET

**CLASS 1A / CLASS 3
RETAIL /
RESTAURANT
OPPORTUNITY**

(SUBJECT TO PLANNING)

**86 BATH
STREET**

GLASGOW



Scotland's buzzing cultural capital has been voted the friendliest city in the world. Glasgow also boasts world-class nightlife, shopping, galleries, museums and architecture.

86 BATH STREET

GLASGOW

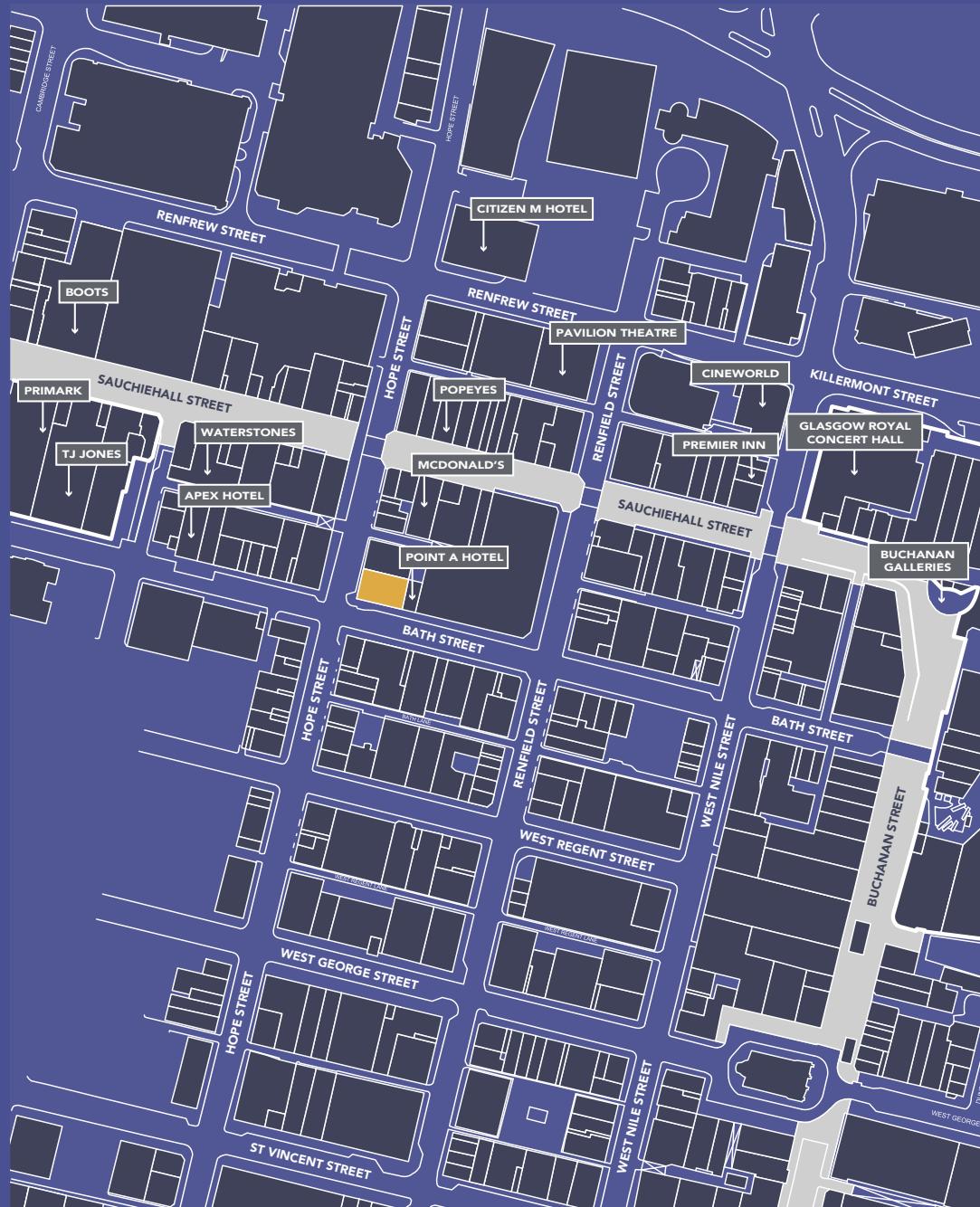
LOCATION

Glasgow comprises Scotland's largest city with a resident population c. 600,000 and a shopping catchment c. 2 million.



SITUATION

The subjects occupy a prominent corner location under Glasgow's new Point A Hotel on the corner of Bath Street and Hope Street. With Buchanan Galleries and Sauchiehall Street close by, also Cineworld, Kings Theatre, Pavilion Theatre and Glasgow Royal Concert Hall, the premises are ideally situated to benefit from the City's retail and leisure circuits.



DESCRIPTION

Formed over ground floor only, the premises are presented within an attractive modern building occupied by Glasgow's 122 room Point A Hotel. Offering clear internal space to afford flexible layout, full glazed frontage is presented to both Bath Street and Hope Street



ACCOMMODATION

Frontage Hope Street 41'0" 12.50m

Frontage Bath Street 67'3" 20.50m

Gross Internal Area 2,755 sq ft 255.94 sq m

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TERMS

Offers are invited on the basis of a new institutional lease for 10 or more years, subject to 5 yearly upwards only rent review. Rent upon application.

PLANNING

The premises have previously enjoyed Class 3 restaurant consent, with automatic change to Class 1A consent. An updated consent may be required.

RATEABLE VALUE

The current RV listing is £39,500. A new occupier will have the opportunity to appeal the assessment.

VAT

All terms are quoted net of VAT at the prevailing rate.

ENTRY

Early entry is available upon completion of all legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs. Ingoing tenant to be responsible for any LBTT and registration dues.

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

VIEWING

Please contact the sole agent:

wbf.
whitelaw baikie figes
0141 221 6161
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