

**PROMINENT GLASGOW CITY CENTRE
RETAIL UNIT**

TO LET

**16 STOCKWELL STREET
GLASGOW
G1 4RT**

LOCATION

Glasgow is Scotland's largest city with a population in excess of 660,000 persons. The property is situated on the west side of Stockwell Street between the junction of Trongate and Osborne Street. Nearby retailers are primarily all of a multiple nature to include Sainsbury's, Argos, Specsavers, Shelter and a number of independent traders.

ACCOMMODATION

The property is arranged over the ground and first floors and extends to the following areas and dimensions:

Gross Frontage:	29' 0"	(8.84 m)
Net Frontage:	21' 0"	(6.41 m)
Ground Floor:	950 ft ²	(88.25 m ²)
First Floor:	1,266 ft ²	(117.61 m ²)
Total	2,216 ft²	(206 m²)

LEASE TERMS

The property is offered to the market on the basis of a new full repairing and insuring lease for a period to be agreed. Rental offers in excess of £35,000 per annum are sought.

VAT

All terms are quoted net of VAT where applicable.



RATES

We understand the property is entered in the Valuation Roll as follows:

Description:	Shop
Rateable Value ('23/'24):	£28,250

PLANNING

The property has Class 1 planning consent, but in our opinion would be suitable for alternative uses subject to planning. Interested parties should make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

LEGAL COSTS

Each party to be responsible for their own costs. The ingoing tenant is to be responsible for Land & Buildings Transaction Tax, registration dues and any VAT payable thereon.

MONEY LAUNDERING REGULATIONS

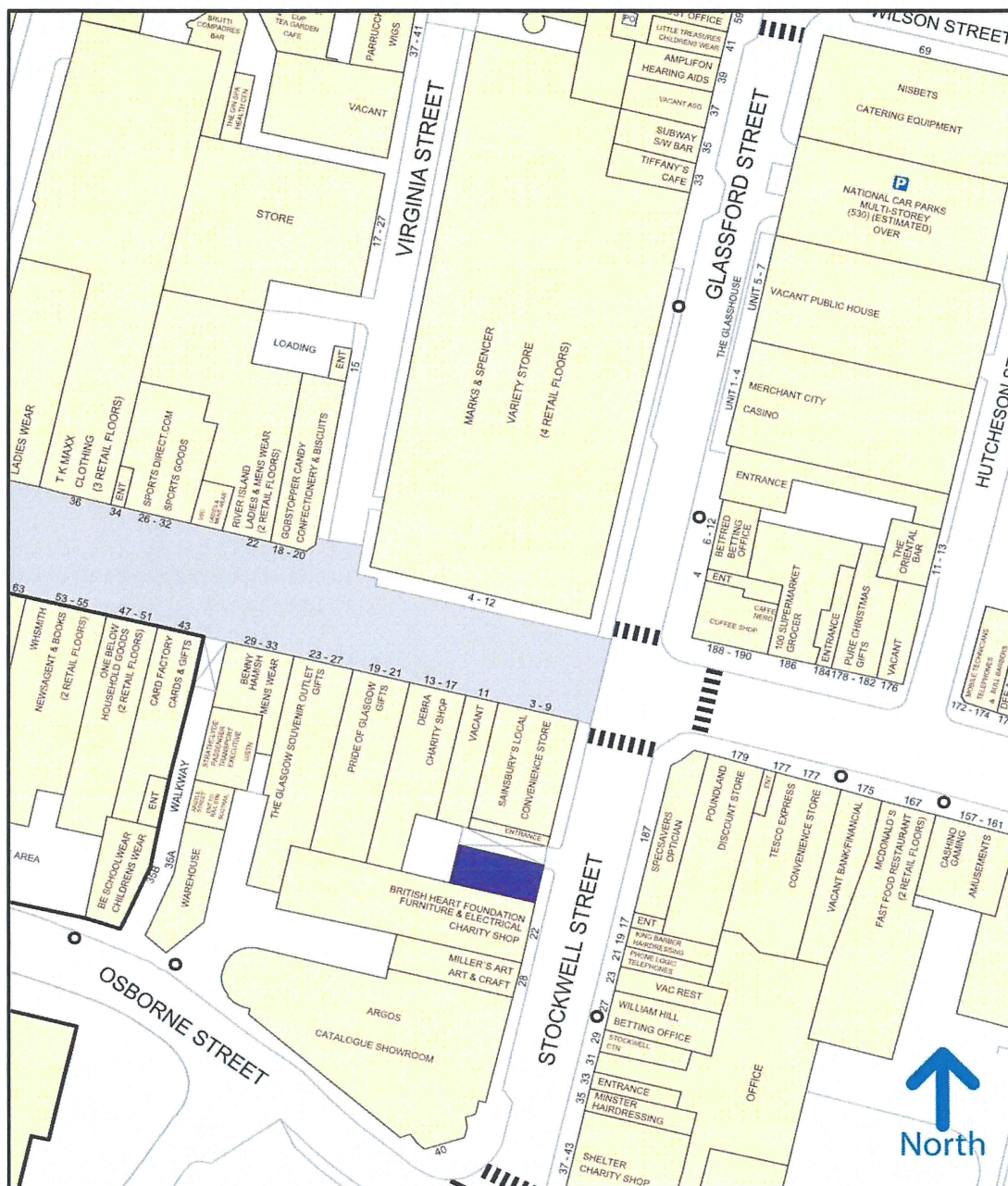
To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

VIEWING/FURTHER INFORMATION

For appointments to view and further information please contact the sole letting agents:

Whitelaw Baikie Figes
Contact: Gavin Anderson
Tel: 0141 221 6161
Email: gavin@wbf.co.uk

LOCATION PLAN



Details updated 11th April 2023

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The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
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