

BASEMENT PREMISES – TO LET

**Might Suit - Nail Bar, Hairdresser,
Tattoo Salon, Office, Document Store**

**77A RENFIELD STREET
GLASGOW
G2 1LP**

Location

The property occupies a prominent location on the west side of the street between Bath Street and Bath Lane. The entrance is between Gold Scissors and Kings Kebabs. Gin 71/Cup Tearoom, Churchill Optical, R F Newsagent are all nearby. Cash Converters are opposite.

Description

A mid terraced unit in a larger building with retail on ground and residential on upper floors. The unit is accessed by a private entrance door at ground floor.

Accommodation

We estimate the unit provides the following approximate areas;

Floor Area: 16.44 m² 180 ft²

Staff toilet accommodation is provided.

Lease

The unit is offered on the basis of a new FRI lease for a term to be agreed.

Rent

Offers in excess of £5,000 per annum are invited.

EPC

A copy of the EPC will be made available as required.



Rates

The proposed RV effective from 1st April 2023 is £3,200.

A qualifying user under the Small Business Bonus Scheme would receive a 100% discount on rates payable.

VAT

All terms are quoted net of VAT where applicable.

Legal Costs

Each party shall be responsible for their own legal costs incurred in a transaction, with the ingoing tenant being responsible for Land & Buildings Transaction Tax, registration dues and VAT incurred thereon.

Entry

By arrangement.

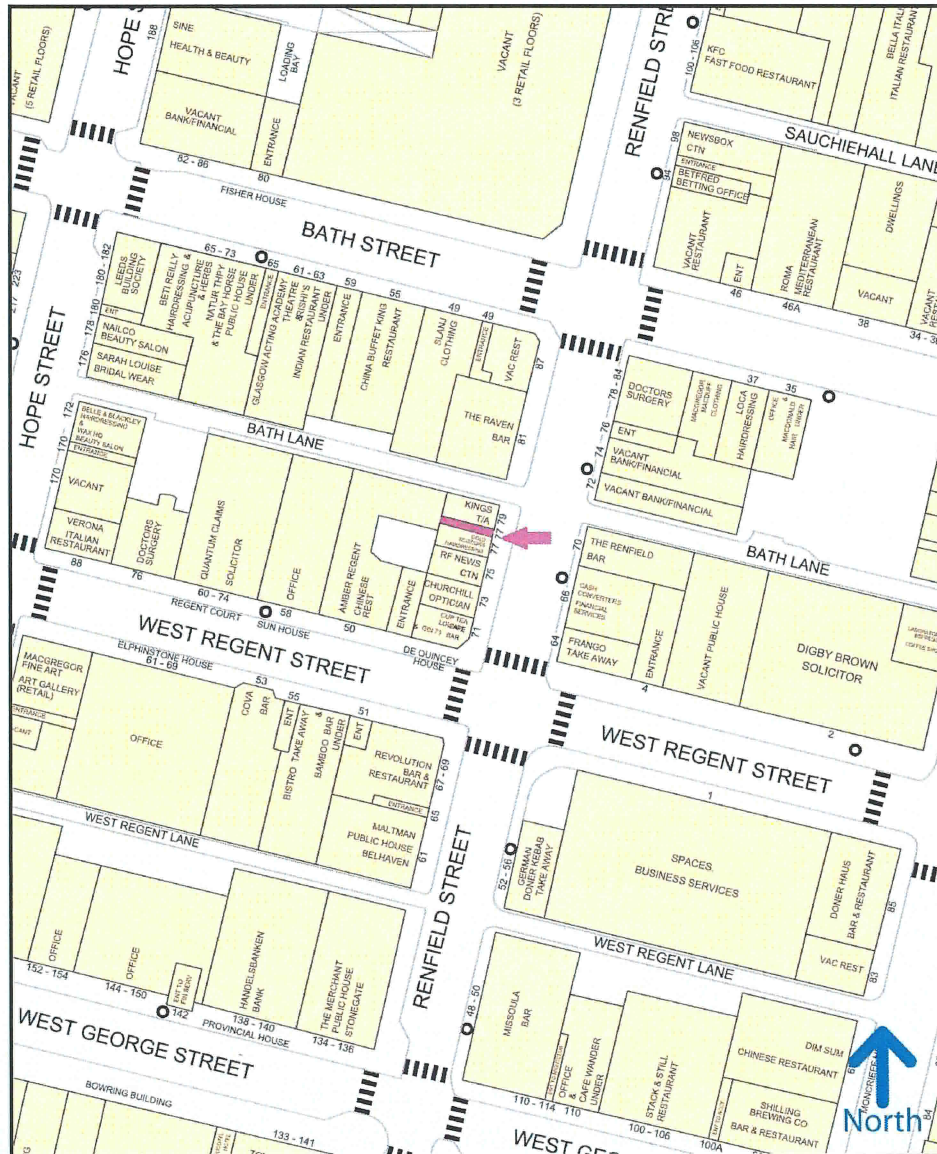
Money Laundering Regulations

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

Whitelaw Baikie Figs
Contact: David Rooney
Email: david@wbf.co.uk
Mobile: 07831 489379

LOCATION PLAN



Updated: 7th February 2023

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