

FOR SALE / TO LET**PROMINENT RETAIL PREMISES
342/344 SAUCHIEHALL STREET
GLASGOW G2 3JD****Location**

Glasgow is Scotland's largest city with a resident population exceeding 600,000 and significantly broader catchment.

The subjects form part of a substantial sandstone building which also houses the Centre for Contemporary Arts. This part of Sauchiehall Street provides an eclectic mix of bars, restaurants and more traditional retail uses.

The Glasgow School of Art is also situated within the immediate vicinity as is the Glasgow Dental Hospital and School. Of particular note planning permission has been granted to Urban Pulse for a re-development of the adjoining block. This will comprise a 9 storey 356 bed student block together with Public Food Hall, Events Space and feature courtyard.

Accommodation

The subjects comprise a double fronted retail unit on ground floor with a small rear mezzanine area extending to the following areas and dimensions:

Gross Frontage:	25' 7"	(7.8m)
Net Frontage:	24' 5"	(7.4m)
Internal Width:	25' 0"	(7.6m)
Built Depth:	41' 5"	(12.62m)
Ground Floor:	923 ft ²	(85.75 m ²)
Mezz Floor:	304 ft ²	(28.24 m ²)
Total:	1,227 ft ²	(113.99m ²)

Terms

The premises are primarily offered to the market for sale, offers in excess of £395,000 exc. are invited.

Alternatively, our client will consider a new FRI lease for a term of 10 or more years with provision for a 5 yearly rent review at a rent of £32,500 per annum exclusive.

Entry

Immediate entry is available upon satisfactory conclusion of all legal formalities

Rates

We understand that the subjects have been assessed for rating purposes as follows:

Rateable Value (25/26):	£28,000
Rates Payable (25/26):	£13,944

VAT

All terms are quoted net of VAT where applicable.

EPC

EPC Band – G. A copy of the Certificate can be provided on request.

Legal Costs

Each party is required to bear their own legal costs.

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

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

Whitelaw Baikie Figes
Tel: 0141 221 6161

Graham Figes / Colette Brough
graham@wbf.co.uk / colette@wbf.co.uk

LOCATION PLAN



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