



To Let – Subject to Landlord’s Sub-division Works

**Unique Retail Opportunity within
Glasgow’s Merchant City
Italian Centre, Unit 2, 19 John Street**





Location

Glasgow is Scotland's largest city with a population of approximately 600,000 people and a wider catchment area population of approximately 2 million people. The main shopping thoroughfares, Buchanan Street and Argyle Street are within a five-minute walk. The property forms part of Italian Centre in the heart of the city's popular Merchant City, the cultural, fashion, leisure and food destination (www.merchhntcityglasgow.com). The premises occupy a prominent corner position and nearby occupiers include high end fashion retailers including **Cruise, Ralph Lauren, Replay** and **Jigsaw** as well as high quality bar and restaurant operators such as **Jamie's Italian, Brown's Bar & Brassiere Osteria del Tempo Perso, Piazza Italia, Mediterraneo, and Hutchesons**, amongst others.

Description

The property is a Grade B listed building arranged over ground floor and basement.

Ground Floor	2,550 ft ²	236.89 m ²
Basement	1,920 ft ²	178.36 m ²
Total	4,470 ft²	415.25 m²

The previous tenants occupied a larger floor area of approximately 4,000sqft at G/F by way of an additional lease with an adjacent proprietor and the premises remain in this configuration. Should prospective new tenants wish this larger configuration we understand that the adjacent proprietor would be amenable to a similar arrangement as with the previous tenants.

Tenure

The property is available on a new full repairing and insuring lease for the term to be agreed, subject to five-yearly upwards only rent reviews.

Rental

£70,000 per annum exclusive of VAT and other outgoings.

Should the premises be taken in their existing configuration, encompassing the adjacent proprietor's ownership as well, then obviously a higher rental will be require to be agreed.

Rateable Value

Rateable Value	£74,000
Rates Payable (for 2016/2017)	£37,740

We understand from the local authority that the following figures are applicable however, interested parties should make their own inquiries directly to the authority for their own satisfaction.

Planning

The property currently benefits from Class 1 (Retail) Consent. Interested parties are advised to make their own enquiries to the Local Planning Department in respect of alternative uses.

VAT

All rents, prices, premiums, etc., are quoted exclusive of VAT.

Legal Costs

Each party to bear their own costs in the transaction. The ingoing tenants will be responsible for any Land & Building Transaction Tax, VAT and Registration Dues payable.

Energy Performance Certificate

Rating: Available upon request

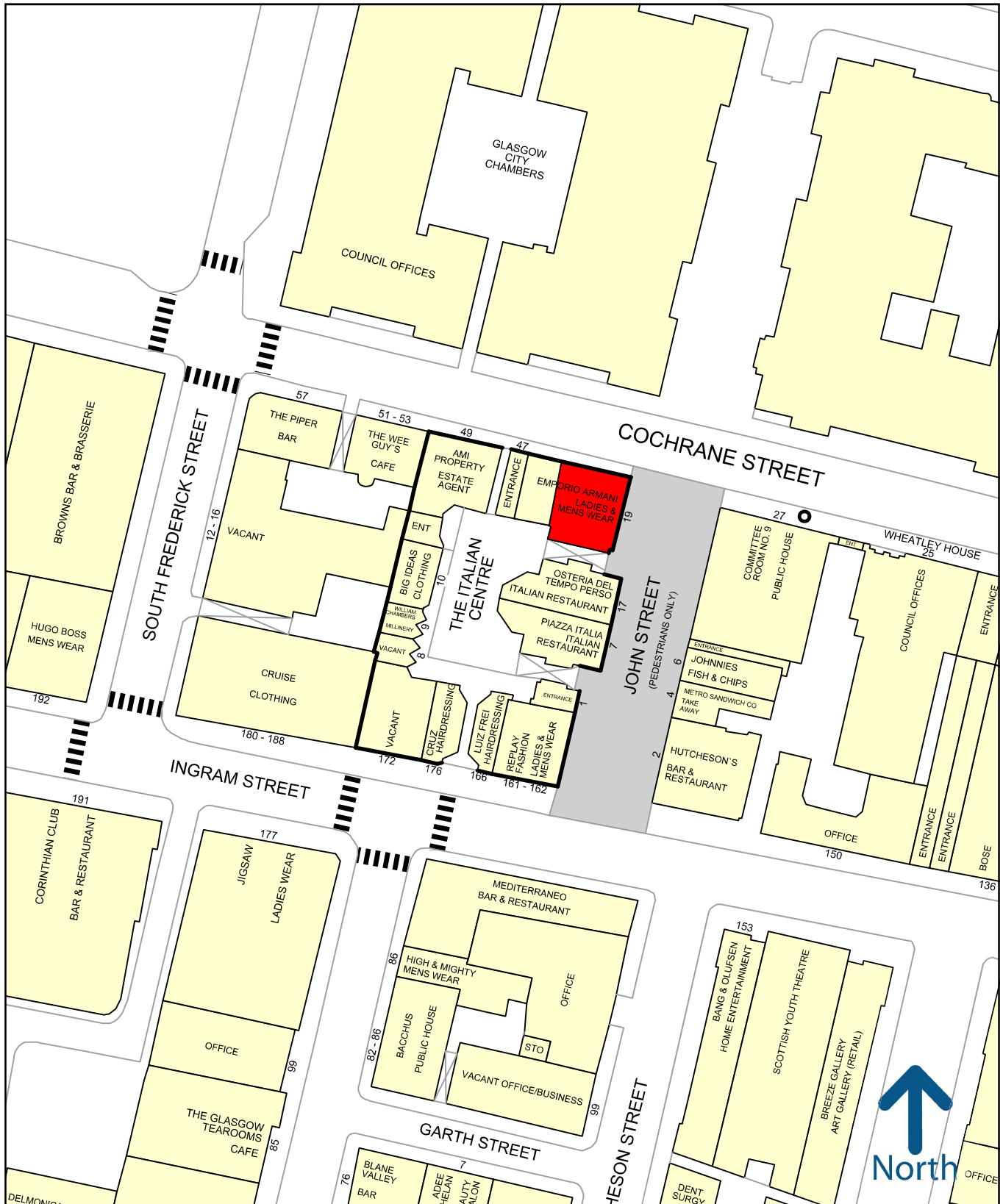
Viewings

All viewing and further information is via the sole letting agents.

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**Subject To Contract
June 2016**

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