



To Let Retail Unit

**261 Sauchiehall Street
Glasgow
G2 3EZ**



**Location**

Situated on Sauchiehall Street, between Douglas Street and Blythswood Street. Renowned for being a well established and busy retailing thoroughfare, the subject property also lies in the heart of what has become a thriving social and leisure circuit.

As testament to the diverse nature of the neighbouring tenant mix, the subjects are surrounded by occupiers such as **Royal Bank of Scotland, Tesco, Pizza Express, Bo Concept, Boots and Wetherspoons.**

Description

The subjects comprise a 4 storey property with retail areas which expand over ground, mezzanine, basement and first floors. In addition, the subjects also comprise a mixture of storage, office and residential accommodation on the upper levels.

The retail areas of the premises are currently used as a fully fitted outdoor clothing and accessory shop.

Accommodation

The premises provide the following approximate dimensions and net internal floor areas:

| | | |
|---|--------------------|--------------------|
| Frontage | 7.01 m | 22 ft 11 in |
| Internal Width | 6.98 m | 22 ft 10 in |
| Depth | 25.83 m | 84 ft 9 in |
| Basement (Sales) | 163.59 sq m | 1,760 sq ft |
| Basement (Storage) | 18.86 sq m | 202 sq ft |
| Ground Floor (Sales) | 103.27 sq m | 1,111 sq ft |
| Mezzanine (Sales) | 51.23 sq m | 551 sq ft |
| 1 st Floor (Sales) | 150.27 sq m | 1,618 sq ft |
| 2 nd Floor (Storage and | 171.25 sq m | 1,843 sq ft |
| 3 rd Floor (Storage) | 115.99 sq m | 1,249 sq ft |
| 3 rd Floor (Residential Flat) | 45.14 sq m | 485 sq ft |
| Total | 819.60 sq m | 8,819 sq ft |

Rental

The unit is available by way of a new full repairing and insuring lease at rental offers in excess of £60,000 per annum exclusive.

Rateable Value

Rateable Value: £90,000
UBR (2016/2017): £0.51
Rates Payable (per annum): £45,900

Planning

We understand that the property currently benefits from Class 1 (Retail) Consent and 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 incurred.

Energy Performance Certificate

Available upon request

Viewings

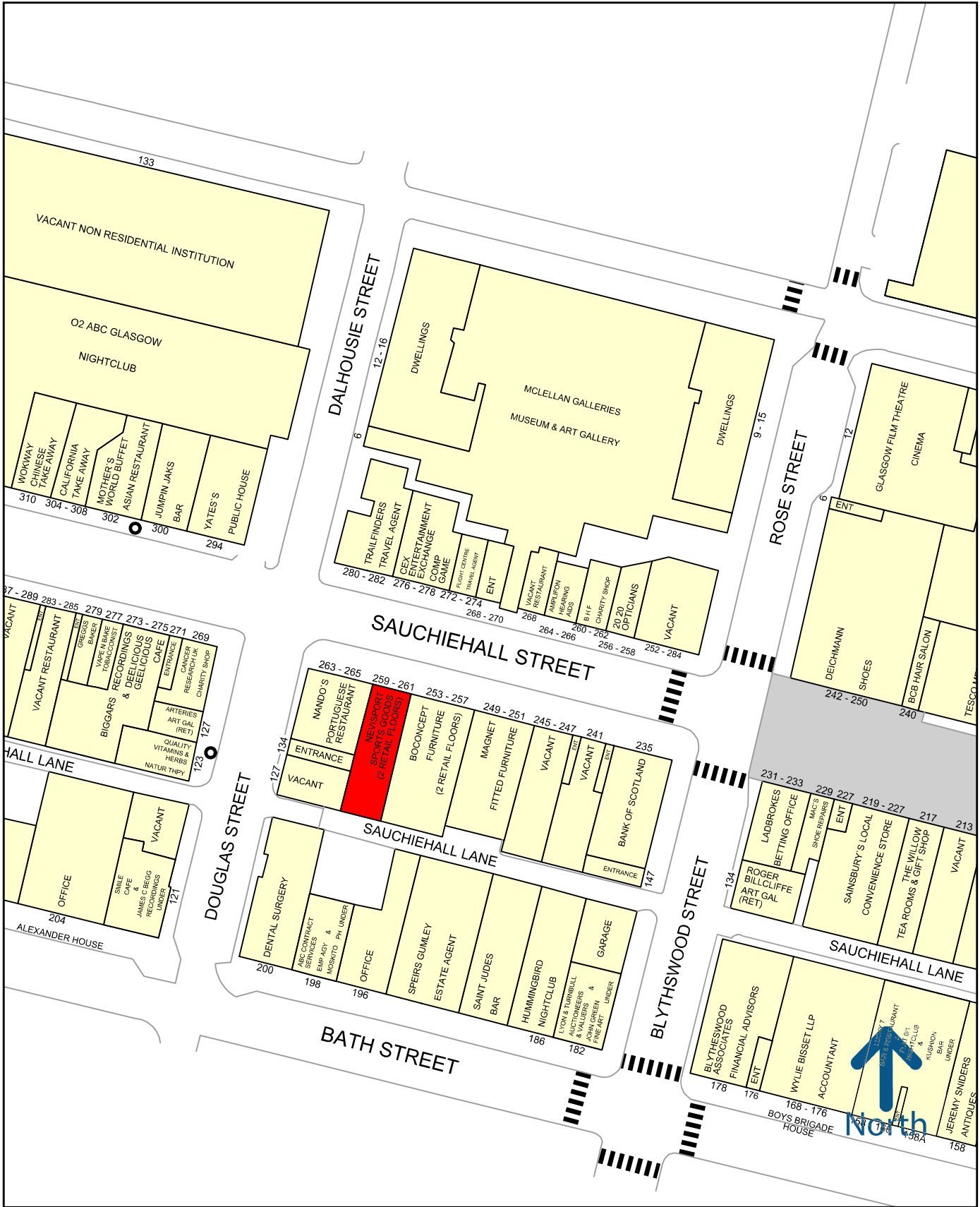
Viewings are strictly by appointment with:

**BNP PARIBAS
REAL ESTATE**

Douglas Hogg
BNP Paribas Real Estate
Tel: 0141 397 9090
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**Subject To Contract
June 2016**

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50 metres

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