

to let
prime shop unit



Buchanan Galleries
Glasgow

unit 20 (level 4)

first floor 723 sq ft (67.19 sq m)

www.buchanangalleries.co.uk

first floor - level 4

irresistible retail opportunity

location

Glasgow is Scotland's largest city and benefits from an estimated immediate population of around 660,000 and an estimated further shopping catchment in excess of 2M. In addition the city ranks second only to London's west end in terms of retail hierarchy in the UK.

Buchanan Galleries is the principal shopping centre within Glasgow city centre comprising circa 600,000 sq ft of retail space anchored by **John Lewis**, **Next**, **H&M** and **Boots**. The scheme is located at the interchange of Buchanan Street and Sauchiehall Street in the heart of the city centre.

The subjects are located on the upper mall of the scheme in close proximity to a number of multiple retailers including **Austin Reed**, **Cecil Gee**, **Mango**, **Lakeland** and **Free Spirit**.



description

The subjects comprise a retail unit arranged over ground floor only and we estimate that it provides the following approximate floor area:

Internal Width	14 ft 10	4.52 m
Depth	52 ft 7	16.03 m
Ground Floor	723 sq ft	67.19 sq m

rating

We have been verbally advised by the Local Assessors Department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£48,900
Rate Pounding	46.2p

rent

Rental offers in excess of £80,000 per annum are invited.

terms

The premises are available by way of a new 15 year full repairing and insuring lease incorporating 5 yearly upward only rent reviews.

service charge

The tenants will pay a fair proportion of the costs incurred in repair, maintenance, cleaning, lighting, etc of the shopping mall.

legal costs

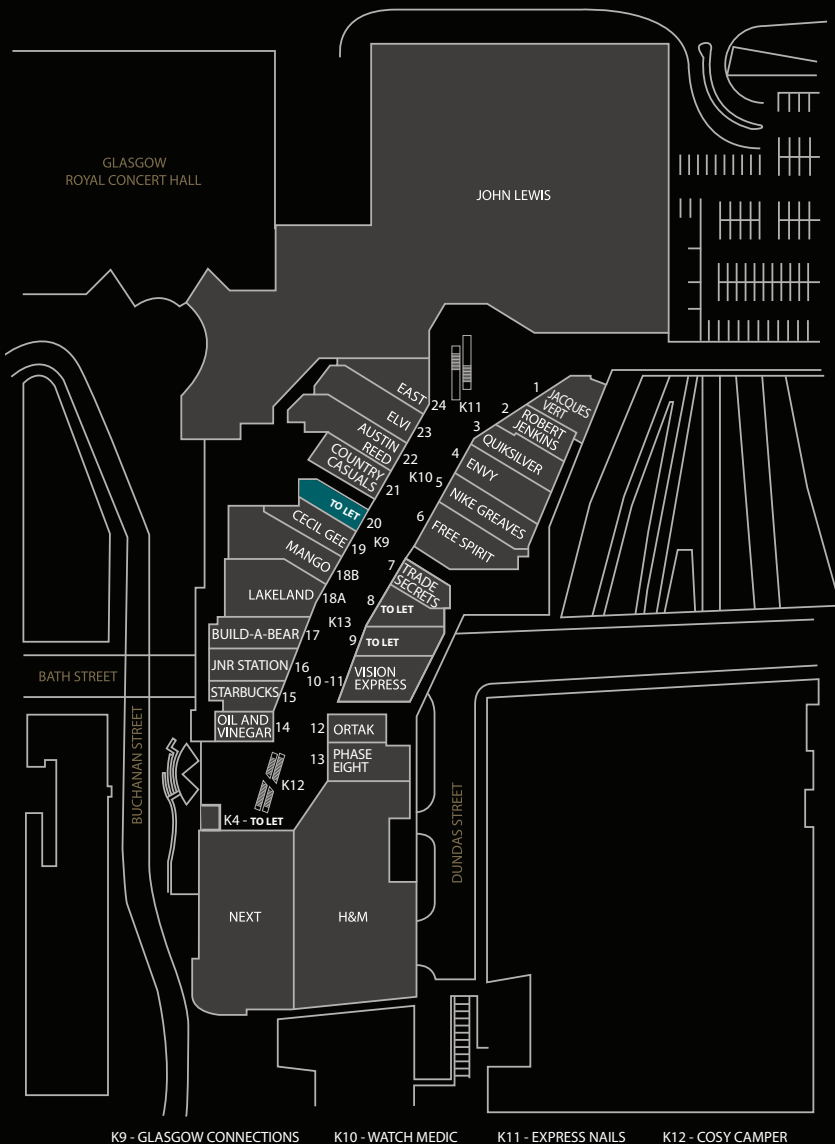
Each party will be responsible for their own legal costs incurred in connection with this transaction with the ingoing tenant being responsible for stamp duty, land tax and VAT incurred thereon.

entry

By agreement.

viewing

Strictly by appointment through the joint letting agents.



K9 - GLASGOW CONNECTIONS K10 - WATCH MEDIC K11 - EXPRESS NAILS K12 - COSY CAMPER

Buchanan Galleries is jointly owned by:



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Misrepresentation Act.
These particulars do not constitute an offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed. Neither the Developers nor their agents can be held responsible for any error, omission or mis-statement in these particulars. January 2009.

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