

to let
prime shop unit



Buchanan Galleries
Glasgow

unit 8 (level 4)

first floor 734 sq ft (68.22 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 level of the Centre in close proximity to a number of multiple retailers including **Lakeland**, **Vision Express**, **Phase Eight**, **Ortak** and **Starbucks**.



description

The subjects comprise a retail unit arranged over ground floor only. We estimate that they provide the following approximate floor areas:

Internal Width	30 ft 6	9.3 m
Depth	57 ft 0	17.4 m
Ground Floor	734 sq ft	68.22 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	£57,700
Rate Pounding	46.2p

rent

Offers in excess of £86,000 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

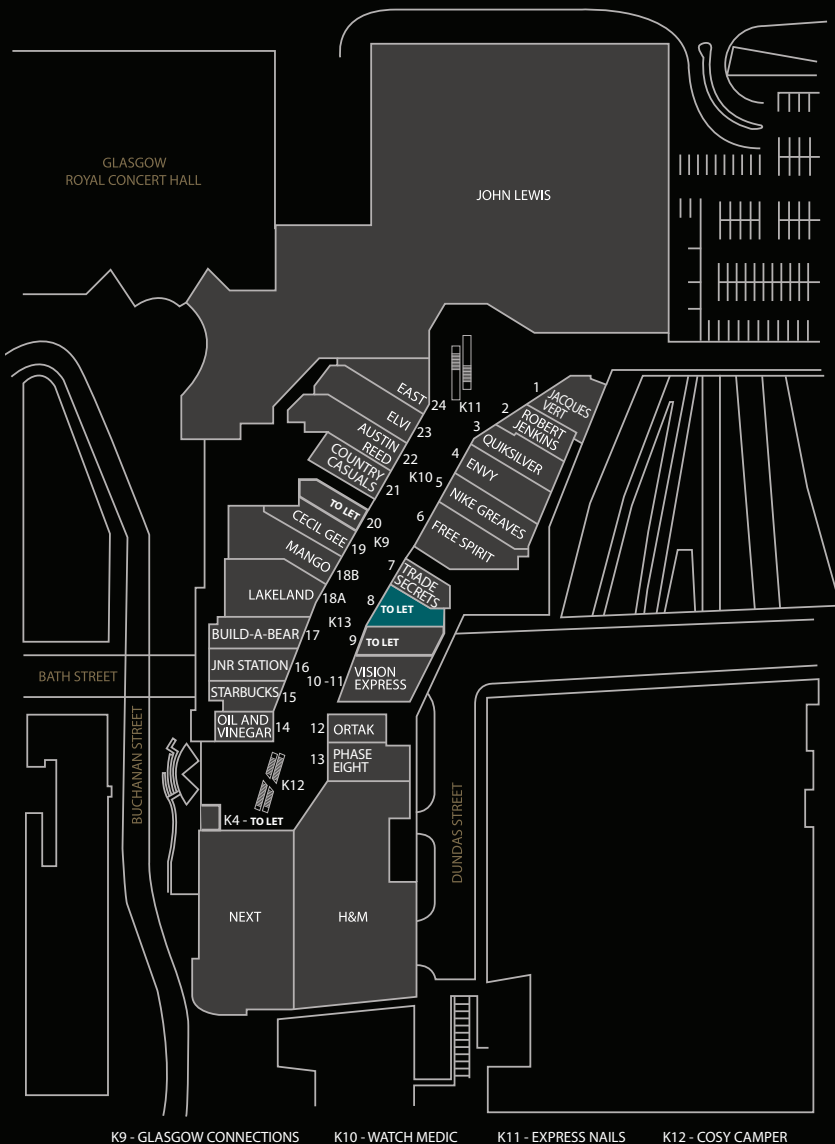
Each party will be responsible for their own legal costs incurred in connection with this transaction with the incoming tenant being responsible for stamp duty, land tax and VAT incurred thereon.

entry

By agreement.

viewing

Strictly by appointment through the joint letting agents.



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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