

Culverwell

PROPERTY CONSULTANTS

STRICTLY PRIVATE & CONFIDENTIAL DISPOSAL - STAFF UNAWARE LEASE FOR SALE

PRIME CORNER RETAIL UNIT

112-114 SAUCHIEHALL STREET, GLASGOW G2 3DE

LOCATION

Glasgow is Scotland's largest city and benefits from an immediate population of around 660,000 and an estimated further catchment in excess of 2 million people.

The property is located in a prime location on the north side of Sauchiehall Street in an area which is fully pedestrianised. The subjects occupy an excellent corner position at the junction with Hope Street. Occupiers in the immediate vicinity include BHS, Optical Express, Mothercare and Orange.

DESCRIPTION

The subjects are arranged over ground, first and second floor levels, extending to the following approximate dimensions and areas:

Gross Frontage	28 ft 4 in	8.63 m
Net Frontage	27 ft 10 in	8.50 m
Ground Floor	2,485 sq ft	230.83 sq m
First Floor	1,607 sq ft	149.30 sq m
Second Floor	2,256 sq ft	209.56 sq m

RATING

We have been verbally advised by the local Assessor's Department that the subjects are entered into the valuation role as follows:

Rateable Value	£237,800
Commercial Rate Pounding (exclusive of water and sewerage rates)	£0.433

PLANNING

The property currently benefits from Class 1 retail consent. Interested parties are advised to make their own enquiries directly with the local Planning Department regarding alternative uses.

RENT

The current passing rental is £279,000 per annum exclusive of VAT.



LEASE TERMS

The property is held on a full repairing and insuring lease, expiring on 3 July 2013.

INCENTIVES

Subject to status, incentives are available to the incoming tenant.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. The incoming tenant being responsible for Stamp Duty Land Tax, Registration Dues and any VAT incurred thereon.

ENTRY

By agreement.

VIEWING AND FURTHER INFORMATION

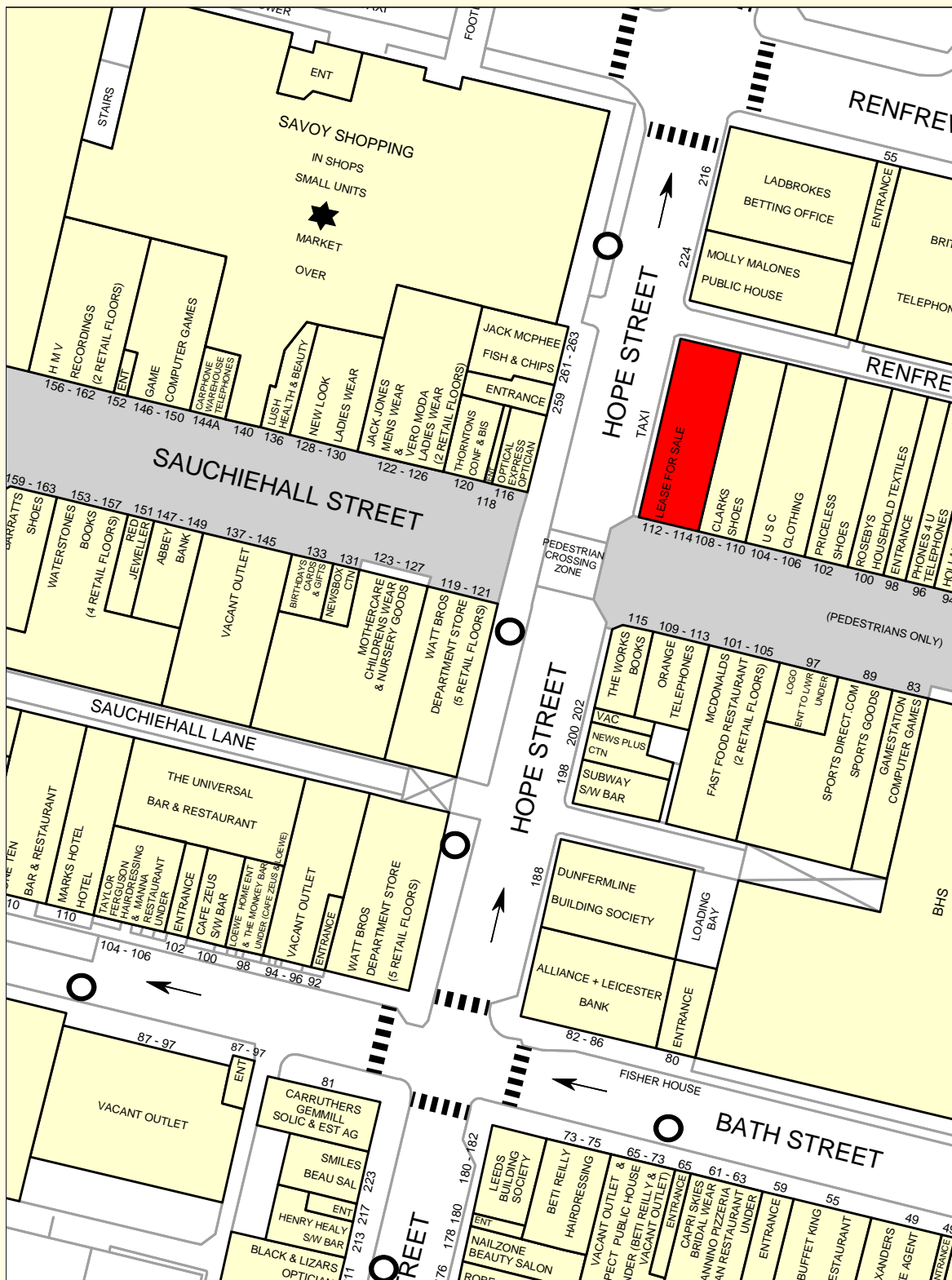
Strictly by appointment through the sole letting agents:

Contact: David O'Shea
Tel: 0141 248 6611
Email: david.oshea@culverwell.co.uk

16 Gordon Street, Glasgow G1 3PT Tel: 0141 248 6611 Fax: 0141 248 6612

web: www.culverwell.co.uk

Misrepresentation Act 1967: See Important Note Overleaf



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