

# Culverwell

PROPERTY CONSULTANTS

## RESTAURANT / RETAIL OPPORTUNITY TO LET / MAY SELL

12-16 SOUTH FREDERICK STREET, GLASGOW, G1 1HJ

### LOCATION

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

The subjects occupy a prominent position on the east side of South Frederick Street which connects George Square and Ingram Street to the south. The units are within close proximity to the high end shopping district of Merchant City and opposite the G1 building which houses new restaurant additions Jamie's Italian and Browns Brasserie.

The exact location of the premises is shown on the attached street traders plan. Nearby retail occupiers on Ingram Street include Crombie, Gant, Cruise, Jigsaw with nearby Pretty Green and Agent Provocateur.

### DESCRIPTION

The subjects comprise two split level restaurant / retail units arranged over ground and basement floors of a traditional tenement building. Both units benefit from full height glazed frontages providing natural light throughout the retail areas.

### ACCOMMODATION

The main dimensions and net internal areas are as follows:

Unit 1 - Ground Floor	1,044 sq ft	96.9 sq m
Basement	893 sq ft	82.9 sq m
Unit 2 - Ground Floor	915 sq ft	85.0 sq m
Basement	1,023 sq ft	95.0 sq m
Basement Storage	985 sq ft	91.5 sq m

The units are available separately or as a combined space.

### RATING

The properties are to be re-assessed for rating purposes.

### PLANNING

We understand that the premises benefit from Class 1 (retail) use however may be suitable for alternative uses including Class 3 (restaurant) use subject to obtaining the necessary consent. Interested parties are advised to make their own enquiries directly with the local Planning Department.

### RENT

Rental offers are invited.

### LEASE TERMS

The premises are available by way of a full repairing and insuring lease for a minimum term of 10 years subject to 5 yearly upward only rent reviews.



### PRICE

Our clients may consider selling the heritable interest of both units. Further details are available on request.

### LEGAL COSTS

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

### ENTRY

By agreement.

### VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint letting agents:

#### Culverwell

Contact: David O'Shea or Peter Hutton  
Tel: 0141 248 6611  
Email: [david.oshea@culverwell.co.uk](mailto:david.oshea@culverwell.co.uk)  
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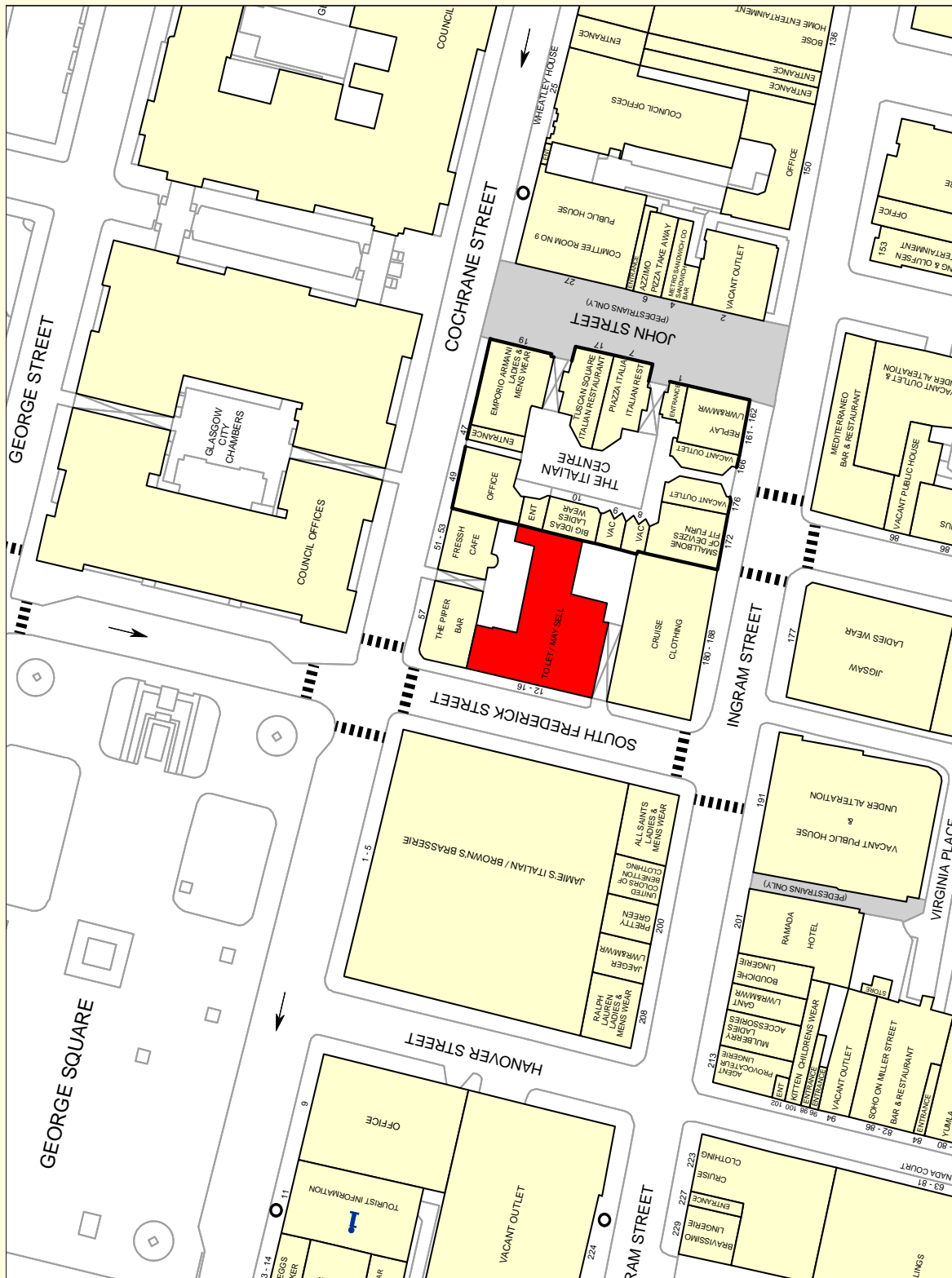
#### Lambert Smith Hampton

Contact: Craig McLaren  
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Misrepresentation Act 1967: See Important Note Overleaf



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