

Culverwell

PROPERTY CONSULTANTS

PROMINENT RETAIL UNIT TO LET

181/185 NORTH STREET, CHARING CROSS, GLASGOW, G3 7DA

LOCATION

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

The subjects occupy a highly prominent position fronting North Street close to junction 17 of the M8. The location is in the heart of Glasgow's Charing Cross area. Surrounding occupiers include a variety of commercial and leisure uses including Tesco Express, West Coast Harley Davidson, Vets Now and the Mitchell Library. There are also a number of restaurants and public houses situated in close proximity.

Charing Cross Station is within 50 metres of the subjects. The exact location of the subjects is shown on the attached map.

DESCRIPTION

The subjects comprise a purpose built retail / showroom unit finished to developers shell specification. The property forms part of the ground floor of the G3 North building, part of a seven storey flatted development containing approximately 50 flats on the floors above.

The Landlords will consider the installation of a glazed frontage as part of the fit out specification.

ACCOMMODATION

The unit extends to the following dimensions and areas:

Gross Frontage	49 ft 8 in	15.14 m
Net Frontage	49 ft 4 in	15.03 m
Ground Floor	3,684 sq ft	342.3 sq m

RATING

The subjects will require to be assessed for rating purposes on occupation.

PLANNING

We understand the property has consent for Classes 1, 2, 3 and 4 under the Town & Country Planning (Use Classes) (Scotland) Order 1997 making the building suitable for a wide range of uses. Further information is available from the Local Authority.

RENT

Offers over £40,000 per annum are invited.

LEASE TERMS

The property is available on a new full repairing and insuring lease for a 10 year term incorporating 5 yearly rent reviews.



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 Stamp Duty Land Tax and any VAT incurred thereon.

ENTRY

By agreement.

VIEWING AND FURTHER INFORMATION

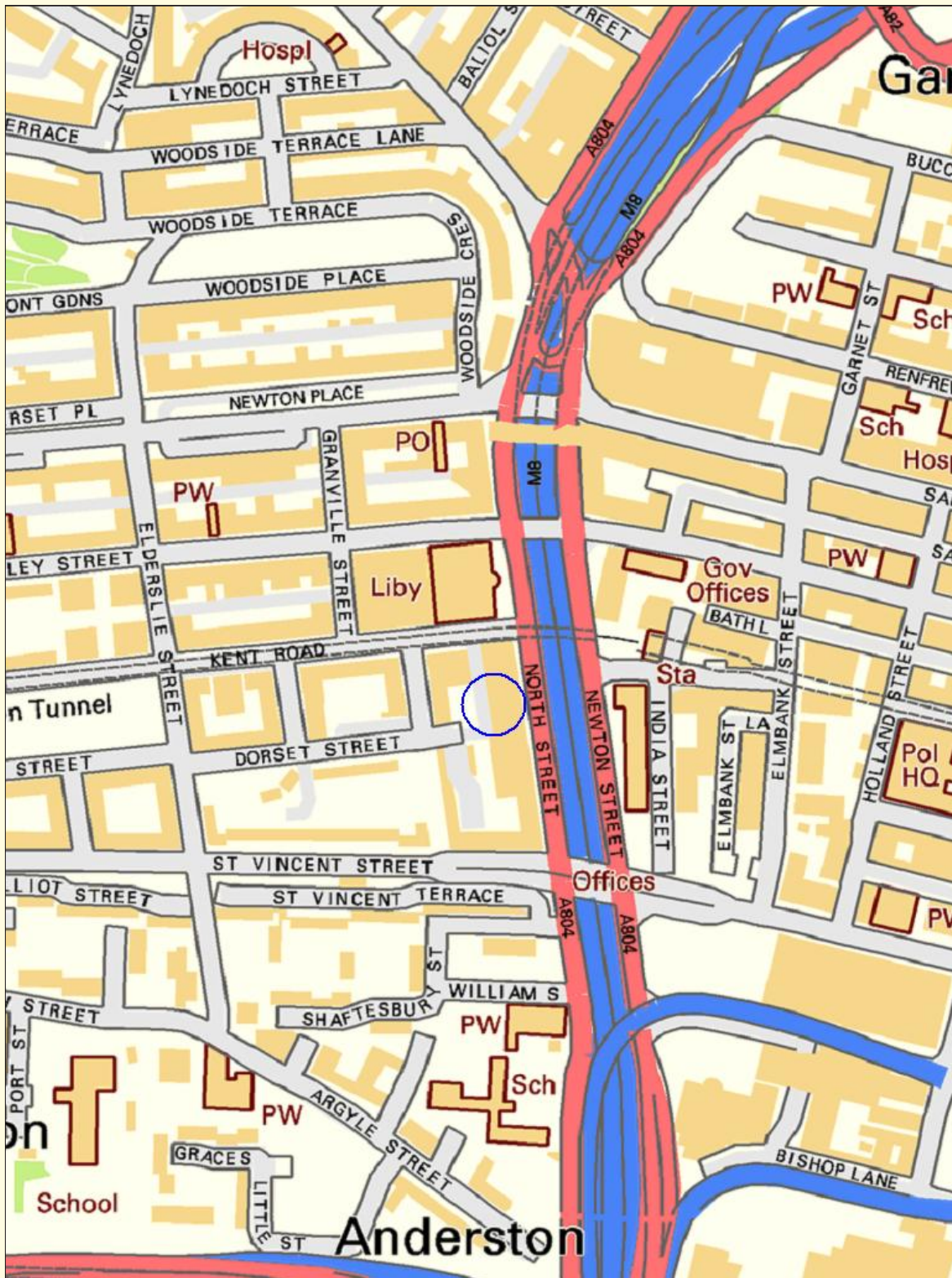
Strictly by appointment through the sole letting agents:

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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