

Culverwell

PROPERTY CONSULTANTS

OFFICE / RETAIL PREMISES TO LET 38 RENFIELD STREET, GLASGOW

LOCATION

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

The subjects occupy a prominent position on the east side of Renfield Street in the heart of Glasgow city centre in the block bounded by West George Street to the North and St Vincent Street to the south. Nearby occupiers include Optical Express, Sarti, Drum & Monkey, City Newsagent, Toni and Guy Hair and Mailboxes.

DESCRIPTION

The subjects comprise a double windowed retail/office unit arranged over the ground, first and basement floors of a five storey red sandstone building under a pitched and slated roof with a separate means of escape to the rear.

ACCOMMODATION

The premises extend to the following dimensions and net internal area.

Gross Frontage	24 ft 1	7.34 m
Net Frontage	18 ft 0	5.49 m
Return Frontage	16 ft 5	5.00 m
Ground Floor area	1,132 sq ft	105.18 sq m
First Floor	423 sq ft	39.30 sq m
Basement	1,015 sq ft	94.29 sq m

RATING

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

Rateable Value	£42,750
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.433

PLANNING

We understand that the property currently benefits from Class 2 (Office) consent. Subsequently it would also be suitable for Class 1 (Retail) use.

RENT

Offers in the region of £32,500 per annum exclusive are invited.

LEASE TERMS

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



LEGAL COSTS

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

ENTRY

By agreement.

VIEWING AND FURTHER INFORMATION

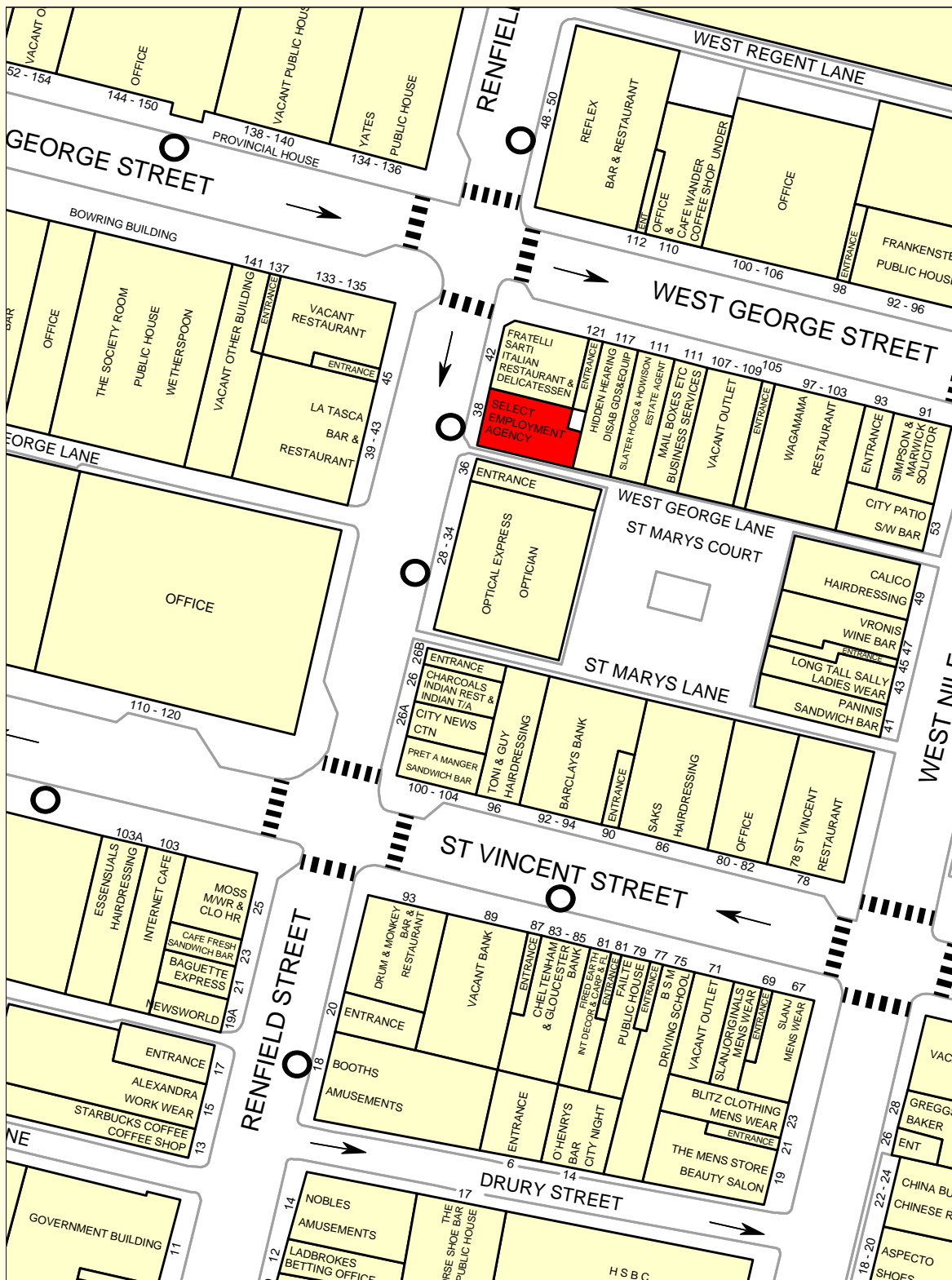
Strictly by appointment through the sole letting agents:

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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