

# Culverwell

PROPERTY CONSULTANTS

## RETAIL / OFFICE / RESTAURANT PREMISES TO LET 50-60 UNION STREET, GLASGOW, G1 3QX

### LOCATION

Glasgow is Scotland's largest city and benefits from an immediate population of around 660,000 people drawing on an estimated catchment in excess of 2 million people. The property is located on the east side Union Street overlooking one of the main entrances to Glasgow Central Train Station. Nearby occupiers include Fopp Recordings, Size?, News Box, KFC, The Goose Public House and Ladbrokes.

### DESCRIPTION

The premises comprise a double windowed retail unit arranged over the ground, first, second and third floors of a substantial stone built tenement building under a pitched and slated roof. There is a separate means of escape from the ground floor to the rear yard which backs onto Mitchell Street.

### ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross Frontage	34 ft 9 ins	10.59 m
Net Frontage	29 ft 6 ins	8.99 m
Ground Floor	2,314 sq ft	214.97 sq m
First Floor	2,251 sq ft	209.12 sq m
Second Floor	3,411 sq ft	316.88 sq m
Third Floor	3,414 sq ft	317.16 sq m

### RATING

We have been verbally advised by the local Assessor's Department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£72,500
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.433

### PLANNING

The premises may be suitable for a variety of uses including retail, office and restaurant use, subject to obtaining the necessary Local Authority consents.



### RENT

Offers in excess of £60,000 per annum, exclusive of VAT 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 any Stamp Duty Land Tax and any VAT incurred thereon.

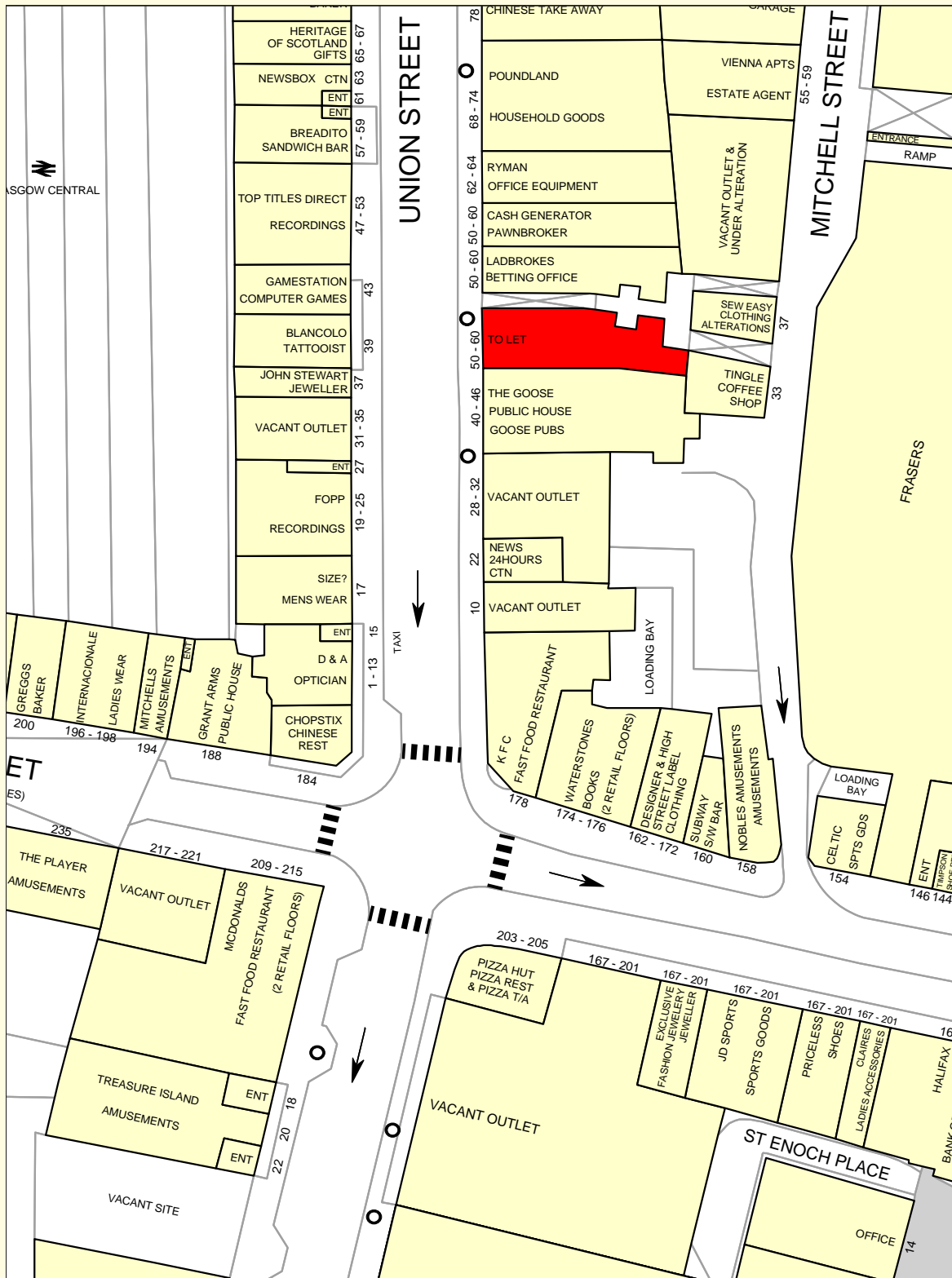
### ENTRY

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](mailto:david.oshea@culverwell.co.uk)



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