

# TO LET/MAY SELL

Prime City Centre Retail  
Opportunity

NIA:- 448 SQM (4,822 SQFT)

Modern Retail Premises

Located on Sauchiehall Street  
Within The Heart of the City Centre

Prominent Glazed Frontage

Suitable For A Variety Of Uses  
(Subject To Planning)

High Levels of Passing Footfall

Rent:- OIEO: £45,000 per annum

Sale Price: Upon Application



[CLICK HERE FOR A VIRTUAL TOUR!](#)

**213 SAUCHIEHALL STREET, GLASGOW, G2 3EX**

CONTACT:

Adam Honeyman MA (Hons) MRICS  
Fraser McDonald BSc (Hons)

[a.honeyman@shepherd.co.uk](mailto:a.honeyman@shepherd.co.uk)  
[fraser.mcdonald@shepherd.co.uk](mailto:fraser.mcdonald@shepherd.co.uk)

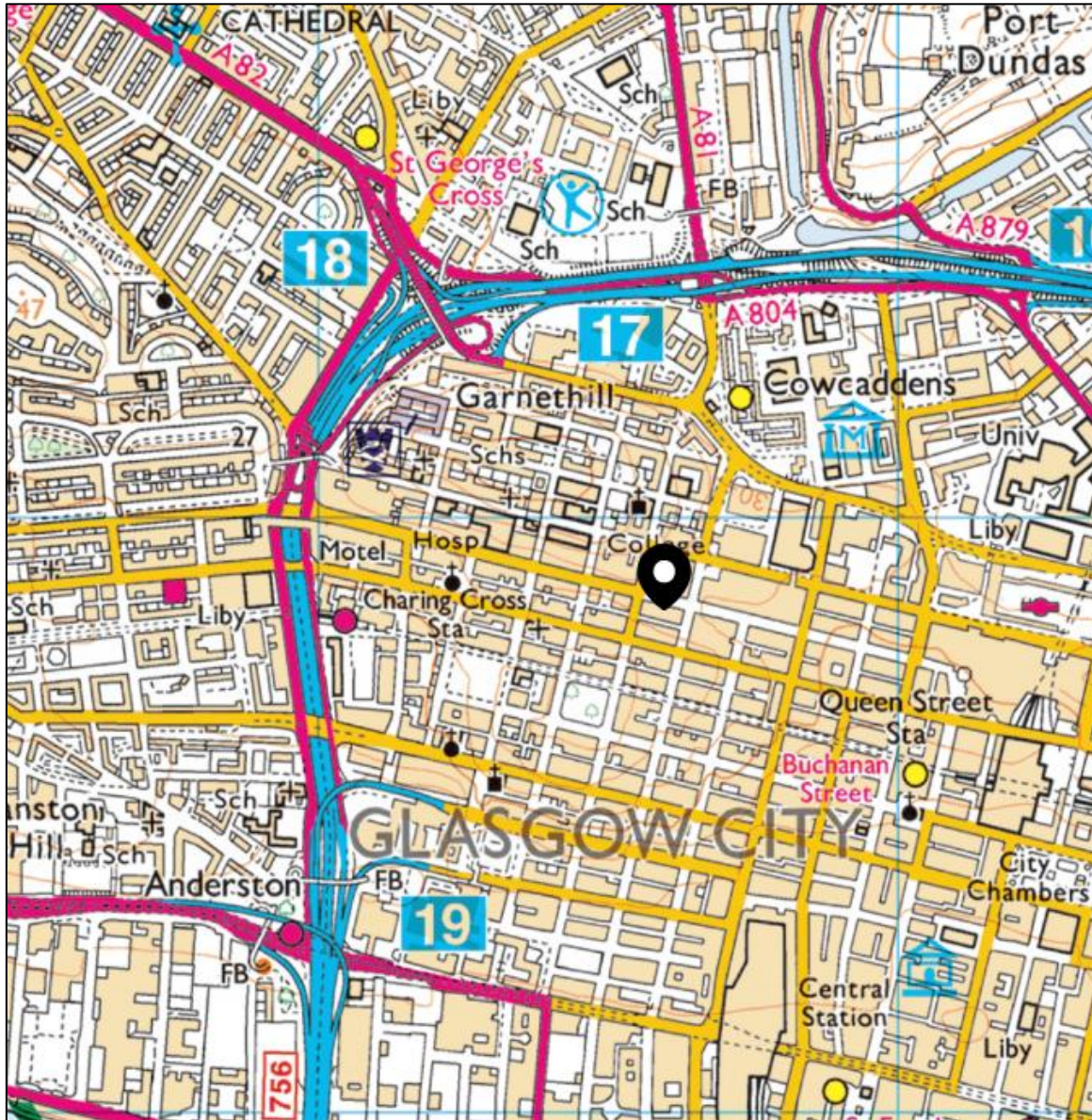
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# Location

213 SAUCHIEHALL STREET, GLASGOW, G2 3EX



The subjects are located in Glasgow, Scotland's largest city and third largest city in the UK. Glasgow acts as the administrative capital of the west coast of Scotland, located on the shores of the River Clyde.

Glasgow benefits from excellent transport links, including two major train stations (Glasgow Central and Glasgow Queen Street). This is further enhanced by Glasgow International Airport and a comprehensive motorway network which provides access to all Scotland's major cities as well as the North of England.

More specifically, the subjects occupy a prominent position on Sauchiehall Street which acts as one of Glasgow's main retailing thoroughfares. Vita Group have recently launched a planning application for a student accommodation on Sauchiehall Street with 356 beds as well as a ground floor food hall and a large bar. It will also feature a fitness centre, social and study space, café style lounges and cycle storage. The surrounding area benefits from a blend between residential and commercial operators including Sainsbury's, Nandos's and Black Sheep Coffee.

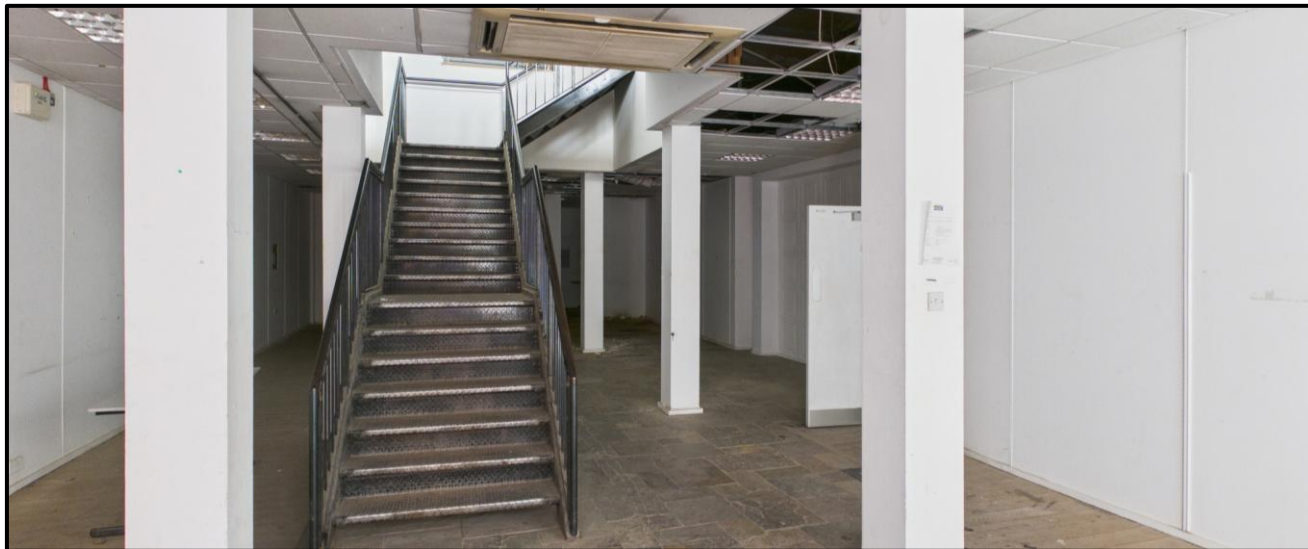
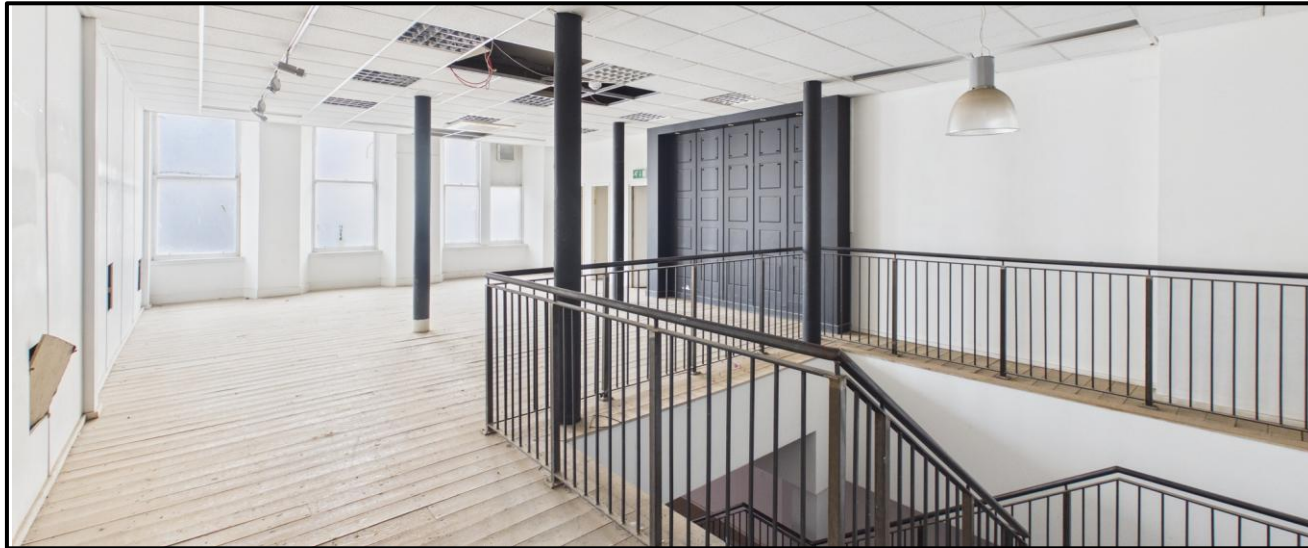


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# Description

213 SAUCHIEHALL STREET, GLASGOW, G2 3EX



The subjects comprise a mid-terraced retail premise spanning across basement, ground and first floor level, forming part of a larger 4 storey sandstone building with offices on the upper floors. The subjects can be accessed via a glazed, aluminum framed, glazed pedestrian door and benefits from an attractive glazed frontage on Sauchiehall Street.

Internally, the subjects consist of an open plan sales area at ground floor level, suitable for a variety of uses. This is further complimented by W/C facilities and a kitchen prep area. The first floor and basement levels, accessible via both customer and staff stairwells, offer a mixture of storage and staff accommodation.

## ACCOMMODATION

Accommodation	SQM	SQFT
First Floor	156	1,679
Ground Floor	165	1,776
Basement	127	1,367
<b>TOTAL</b>	<b>448</b>	<b>4,822</b>

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



# Floor Plan

213 SAUCHIEHALL STREET, GLASGOW, G2 3EX



Basement



Ground Floor



First Floor

Floorplans are for indicative purposes only



## RENT

Our client is looking for offers in excess of **£45,000 per annum** on the basis of fully repairing and insuring lease terms.

## PRICE

Upon Application

## PLANNING

We understand that the property benefits from Class 1A Planning Consent. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant to satisfy themselves in this respect.

## VAT

Unless other stated, all figures quoted are exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## RATEABLE VALUE

The subjects are to be reassessed upon occupation.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



**Adam Honeyman**

[a.honeyman@shepherd.co.uk](mailto:a.honeyman@shepherd.co.uk)

M: 07720 466 035



**Fraser McDonald**

[Fraser.mcdonald@shepherd.co.uk](mailto:Fraser.mcdonald@shepherd.co.uk)

M: 07551 173 132

**Shepherd Chartered Surveyors**

2<sup>nd</sup> Floor, Afton House, 26 West Nile Street,  
Glasgow, G1 2PF

t: 0141 331 2807



### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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