

To Let

**53 Bothwell Street
Glasgow G2 6TS**

City Centre Retail/Catering Opportunity

**2 Units Available
1,850 sq ft and 1,600 sq ft**

- Prime position on Bothwell Street – the principal thoroughfare in Glasgow's Business District
- Minutes from Central Station, Glasgow's main rail hub
- Surrounding occupiers include a wide variety of bars/restaurants, cafes and office occupiers



Location

City population of **660,000** and **2 million** catchment.



Bothwell Street is the **primary vehicle route** leading from the M8 into the city centre.

Major surrounding employers include Morgan Stanley, PwC, Aggreko, Virgin Money, and SSE.



Nearby retail and restaurant occupiers include Malo, Starbucks, The Noble, Bavaria Brauhaus, Pret a Manger, Akiko and Bao.

The subject is located opposite Lucent at **50 Bothwell Street**, a 90,000 sq ft Grade-A office development expected for completion in **Q2 2025**.



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Nearby occupiers





Glasgow Central Station



Direct Line®

J.P.Morgan

Burness Paull



LUCENT
50 BOTHWELL ST.
Grade A Offices
Coming Soon

Under
Alteration

aggreko



sky

Virgin
MONEY

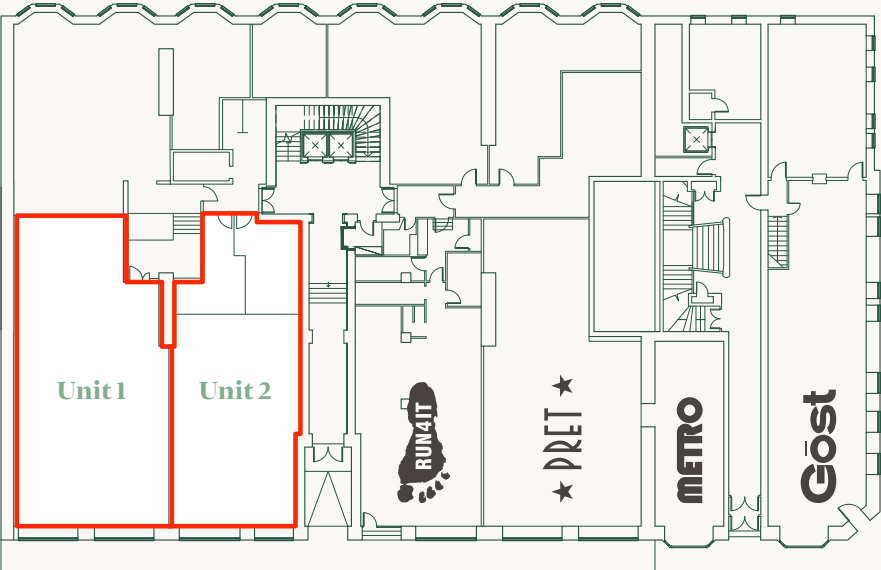
Morgan Stanley



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Floor Plan

2 Units Available



Accommodation

The property is to be subdivided to comprise the following approximate areas:

Unit 1	1,845 sq ft (171 sq m)
Unit 2	1,598 sq ft (148 sq m)

Rent

Unit 1	£50,000 pa
Unit 2	£40,000 pa

Rating

The proposed subdivided units are still to be assessed for rating purposes.

Planning Permission

The unit has planning consent for Class 1A planning consent (subject to clarification of tenants flue/ cooking) and may be suitable for a number of other uses subject to the receipt of planning permission. Further details available on request.

Tenure

The property is available by way of a new Full Repairing and Insuring lease.

EPC

EPC Rating - B.

Further Information and Viewing

Further information and viewing requests upon request. Viewing strictly by appointment with Savills and Ryden.

savills

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