

**FOR SALE**  
CITY CENTRE RETAIL INVESTMENT



**176 HOPE STREET**  
GLASGOW  
G2 2TU

- Prominent City Centre Location
- Net internal area of 250.76 sq.m. (2,699 sq. ft.)
- Bespoke glazed frontage
- New 5 year lease
- Passing rent of £25,000 per annum
- Tenant undertaking re-fit works
- Occupied as bridal store for 20+ years
- VAT free opportunity

## LOCATION

The subjects occupy a highly visible pitch in the heart of Glasgow City Centre, on the east side of Hope Street, at its corner with Bath Lane. The immediate surrounding area is home to a number of large scale office developments offering a large immediate catchment, and also to a number of retail, hotels and restaurants including Apex Hotel, The Pot Still, The Amber Regent and many others. Glasgow Central & Queen Street Stations, as well as Buchanan Street underground, are all within short walking distance. Various bus routes run on Hope Street which is one of the main pedestrian routes linking Sauchiehall Street to Argyle Street within the City Centre.

## DESCRIPTION

The subjects comprise the ground and basement level retail premises forming part of a larger traditional four storey building. The upper floors comprise several office suites with a range of businesses in occupation. The subjects benefit from a large impressive glazed frontage on Hope Street. Internally, the subjects provide display areas, fitting rooms and office on the ground floor as well as a unique large fitting/storage space in the basement level, where there are also staff facilities and WCs. The premises have the added bonus of loading from Bath Lane to the side elevation which increases suitability for alternative uses including restaurant and bar. The subjects have been occupied as a bridal shop for in excess of 20 years.

## ACCOMMODATION

The subjects extend to the following approximate Net Internal Areas:-

Ground:- 60.83 sq. m. (654 sq. ft.)  
Basement:- 189.93 sq. m. (2,045 sq. ft.)  
**82.33 sq. m. (886 sq. ft.) ITZA**

**Total:- 250.76 sq. m. (2,699 sq. ft)**

## LEASE TERMS

The subjects are let to SLB Glasgow Limited on a new 5 year FRI lease from 6th January 2025 at a passing rent of **£25,000 per annum**. There is a Tenant only break option at the third anniversary of the Date of Entry. The current occupier has a strong track record in bridal wear stores. More information is available from the sole selling agents.

## TERMS

We are instructed to sell the Heritable (Freehold) interest subject to the occupational lease

## PRICE

Offers are invited.

Please contact the sole selling agents for more information or to make a proposal.

## RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £19,800.

The rate poundage for 2024/2025 is £0.498 in the pound.

## VAT

The subjects are not elected for VAT.

## ENERGY PERFORMANCE CERTIFICATE

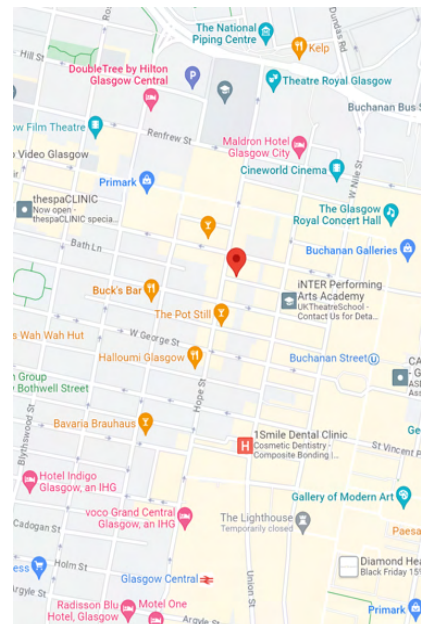
EPC available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the purchaser will be liable for LBTT Extract Copies and VAT thereon.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through:-  
Graham and Sibbald LLP  
233 St Vincent Street  
Glasgow | G2 5QY



For more information please contact:

**Tom Conway**

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07810 544 912



## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and/or detailed financial and corporate information will be required before any transaction can conclude

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: January 2025