



134 Renfrew Street, Glasgow, G3 6ST

City Centre Location

- Substantial Frontage
- Retail / Office / Showroom / Leisure\*
- 12,237sq ft
- Immediately Available
- Rent: £65,000p.a.x.
- Sale: £650,000

**LOCATION**

The property is located within the northern section of the city centre, on the corner of Cambridge Street and Renfrew Street. The surrounding area is in mixed use with retail, residential and leisure accommodation. The location in Glasgow city centre is close to shopping on Sauchiehall Street, in an area of mixed retail, leisure and business use.

Neighbouring occupiers include Tesco, Boots the Chemist, Primark, TK Maxx, Costa, Farmfoods, Cambridge Street car park (812 spaces), Glasgow Film Theatre, Doubletree by Hilton Hotel, Travelodge, Easyhotel, Citizen M Glasgow and The Royal Conservatoire of Scotland.

**PROPERTY**

The subjects have excellent first floor frontage and presence onto both Cambridge and Renfrew Street(s) comprising a large retail footprint of approx. 12,237sq ft (1,137sqm) on a single first floor level, with customer access and goods servicing from the Renfrew Street pedestrian ramp.

The subject property comprises a retail/showroom premises occupying part of the first floor within a concrete framed building. The layout of the subjects is generally regular and "square". An indicative layout plan is available on request.

**SERVICE CHARGE**

The annual cost for common parts of the building are currently £5,250 p.a. approx.

**NAV/RV**

£114,000



134 Renfrew Street, Glasgow, G3 6ST

City Centre Location

#### RENT

The property is available upon a new full repairing and insuring head lease for a negotiable term for £65,000p.a.

#### SALE

Our client would dispose of their freehold interest for £650,000

#### V.A.T.

Figures quoted exclusive of V.A.T.

#### LEGAL

Each party shall bear their own legal costs incurred in the transaction

#### TSA Property Consultants

162 Buchanan Street  
Glasgow, G1 2LL

**Jas** - 07810 717229 (jas@tsapc.co.uk)

**Will** - 07581 396092 (will@tsapc.co.uk)

**General** - 0141 237 4324 (info@tsapc.co.uk)

#### Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, as property agents we are obliged to undertake AML diligence for both parties involved in a transaction. As such, personal and or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude.

#### Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.