



213 Sauchiehall Street, Glasgow, G2 3EX

Prime City Centre Location

- Adjacent to Large Student Development
- Ground, Bsm & 1st Floor
- 4,982sq ft
- Rent: o/o £45,000p.a
- Sale: Offers Invited

LOCATION

Glasgow is Scotland's largest city with a population of approximately 660,000 and an estimated shopping catchment of 2 million.

The property occupies a prominent position on Sauchiehall Street between the junctions of Blythswood Street and West Campbell Street. The area is a well-established retail destination with a mix of national and independent operators such as Caffe Nero, Mackintosh at the Willow, Tesco Metro, Costa, Greggs, Black Sheep Coffee.

PROPERTY

The premises comprise the ground, 1st and basement floors of a 4 storey sandstone building. The premises provide retail sales at ground floor with a mixture of storage and staff accommodation on the remaining floors.

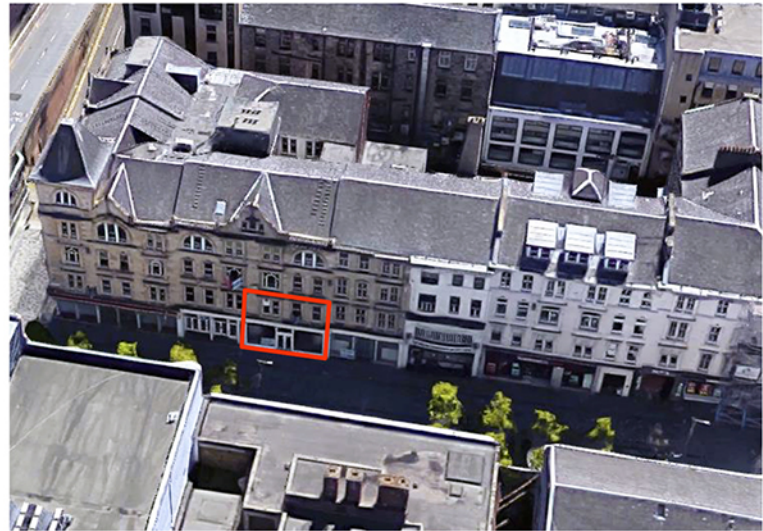
AREA

Ground: 155.51sqm (1,674sq ft)
1st Floor: 163.78sqm (1,763sq ft)
Bsm: 143.53sqm (1,545sq ft)

Total: 462.82sqm (4,982sq ft)

NAV/RV

£46,750



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RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for o/o £45,000p.a.

SALE

Our client may consider disposing of their freehold interest, price on request

V.A.T.

Figures quoted exclusive of V.A.T.

E.P.C

Available on request

VIEWING

By appointment via the marketing agent

LEGAL

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

TSA Property Consultants

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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, the agents are required to undertake due diligence on interested parties.

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.