

TO LET - OFFICE / RETAIL

559 SAUCHIEHALL STREET
GLASGOW, G3 7PQ



KEY HIGHLIGHTS

- 1,563 sq ft
- High quality specification
- Highly convenient motorway links
- On-street parking provided
- Well-presented retail / office / clinic premises
- Arranged over ground floor and basement
- Easy public transport links
- New FRI lease available - £27,500 per annum

SUMMARY

Available Size	1,563 sq ft
Rent	£27,500 per annum
Rates Payable	£7,365.31 per annum
Rateable Value	£17,500
VAT	Applicable
EPC Rating	B (22)

DESCRIPTION

Highly prominent retail/office/ clinic space arranged over ground floor and basement.

The ground floor benefits from a reception/waiting area, open plan office in addition to cellular admin/storage spaces. The basement floor has a large meeting room, kitchen and staff welfare facilities.

The floor throughout the ground floor is covered in tile and carpet tiles on the basement floor. The walls are a mix of exposed stone and plaster/paint. The ceilings incorporate LED spot and pendant lighting. Space heating is provided electrically. The property also benefits from a number of period features.

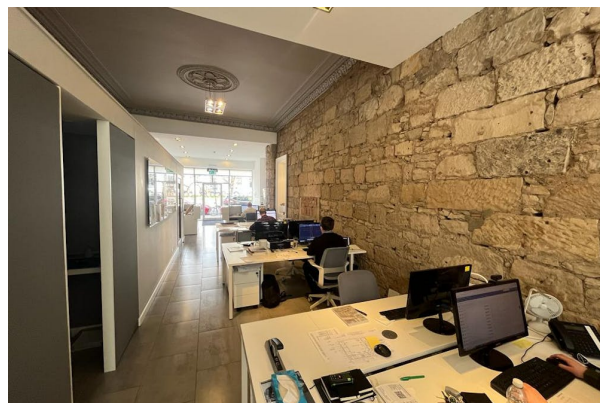
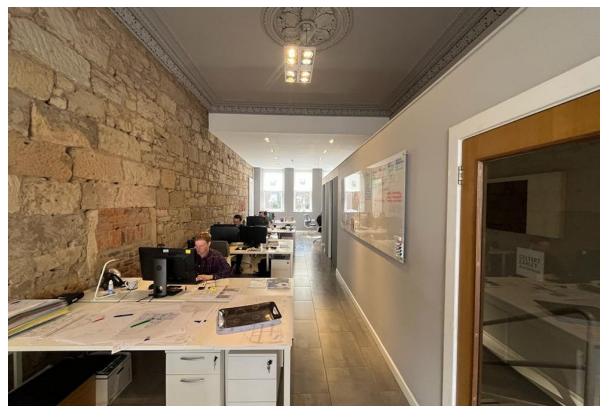
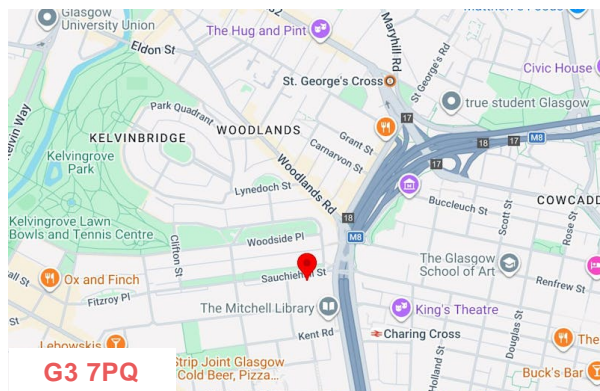
LOCATION

The subjects are located on the south side of Sauchiehall Street, close to its junction with Charing Cross in Glasgow City Centre. Situated in the Park Area of Glasgow, this busy parade acts as the main link between the City's West End and City Centre. The property leads onto the Sauchiehall Street area of Glasgow's prime pub / leisure circuit.

There is good access to all forms of public access, including Glasgow Central and Queen Street Railway Stations, as well as various bus routes. The property also offers excellent road links provide by the adjacent M8 motorway. Neighbouring occupiers include Akbar's, Co-op Food, The Haberdashery, and Bufalo Grill.

ACCOMMODATION

Name	sq ft	sq m	Availability
Ground - Ground Floor	928	86.21	Available
Basement - Basement	635	58.99	Available
Total	1,563	145.20	



VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

Kerrie Currie

0141 212 0059 | 07778 431703
kc@gmbrown.co.uk

