

TO LET

Retail Premises

41 Stockwell Street
Glasgow
G1 4RZ



LOCATION

The subjects are located on the east side of Stockwell Street between its junctions with Trongate and Osborne Street, in the retail heart of Glasgow City Centre. Nearby retailers include **Tivoli Restaurant**, **Panache Bridalwear**, **Argos** and **Millers Art Store**.

DESCRIPTION

The premises comprise a mid terraced, double fronted, retail unit arranged over ground floor, with the benefit of a full floor to ceiling glazed shop frontage. The upper floors are in office use.

ACCOMMODATION

The subjects extend to approximately 895 sq ft (83.15 sq m).

LEASE TERMS

The subjects are being offered on a new Full Repairing and Insuring Lease incorporating 5 yearly rent reviews. Immediate entry is available upon completion of legal formalities.

RENT

Rental offers in excess of £20,000 per annum are invited..

ENERGY PERFORMANCE CERTIFICATE

Available upon application.

RATEABLE VALUE

We are verbally informed by the Local Rating Authority that the rating assessment for 2017/2018 is as follows:

Rateable Value:	£18,400
Rates Payable:	£8,574

LEGAL EXPENSES

Each party will bear their own legal expenses incurred in connection with this transaction.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the joint letting agents:

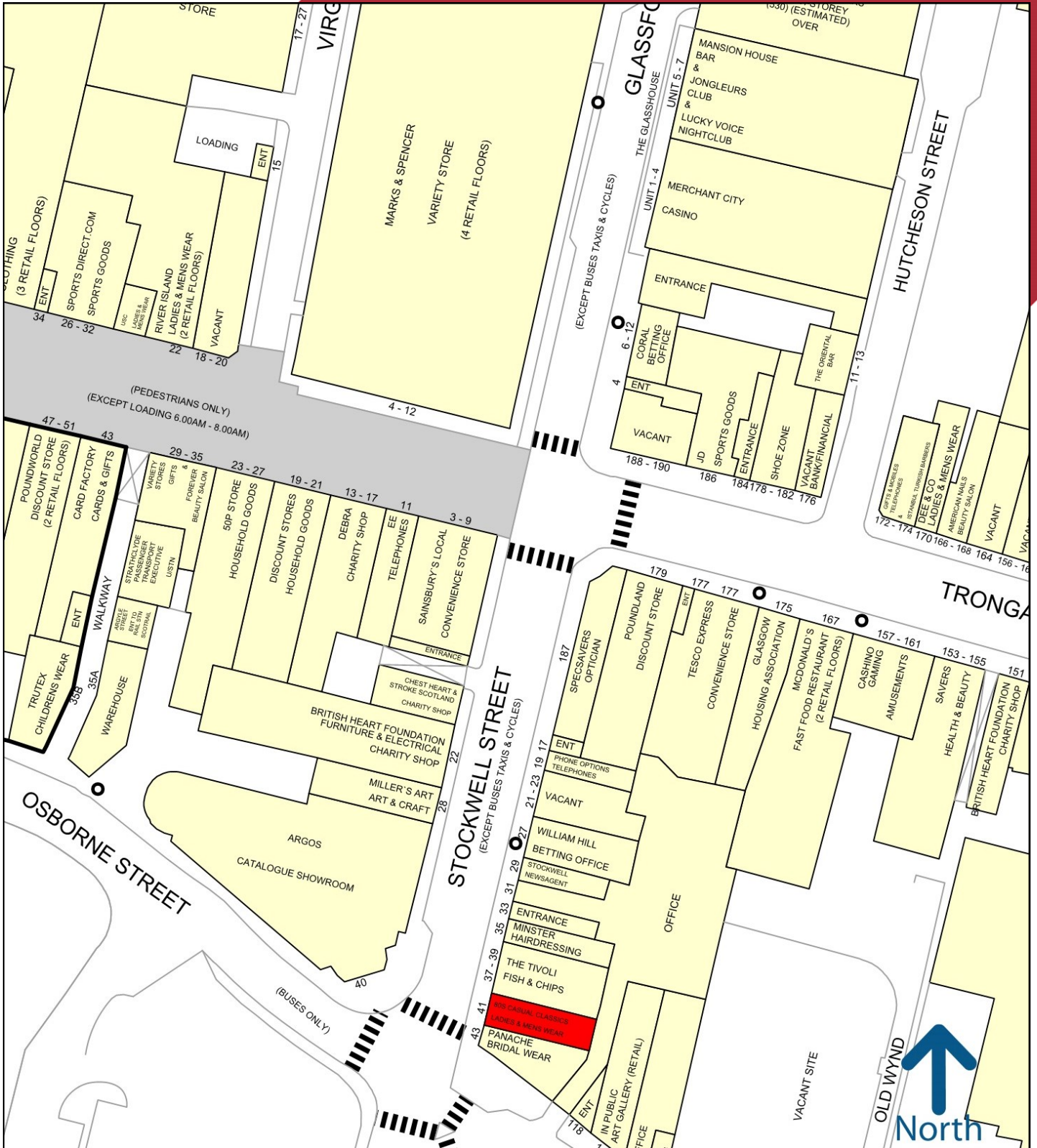
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IMPORTANT NOTICE

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. April 2017.