

TO LET

Retail Premises with Class 3 Consent

23 Stockwell Street
Glasgow
G1 4RZ



LOCATION

Glasgow is Scotland's largest city with a population of over 660,000 people and an estimated shopping and leisure catchment of 2 million within a 20 minute drive time.

The subjects are located on the ground floor of Granite House on the east side of Stockwell Street, between its junction with Trongate and Osborne Street in the retail heart of Glasgow city centre. The immediate area comprises a strong mix of retail, office, leisure and hotel uses amongst others.

Nearby retailers include Specsavers, Argos, Shelter, Sainsburys Local and William Hill. The property is also located close to the currently under construction new leisure hub at the rear of St Enoch Shopping Centre.

DESCRIPTION

The premises comprise a mid-terraced single fronted ground floor retail unit which is currently fully fitted out as a café. The premises also has the benefit of a full inventory of fixtures and fittings in keeping with it's previous use. Fixtures and fittings are available to purchase by separate negotiation, a full inventory is available upon request.

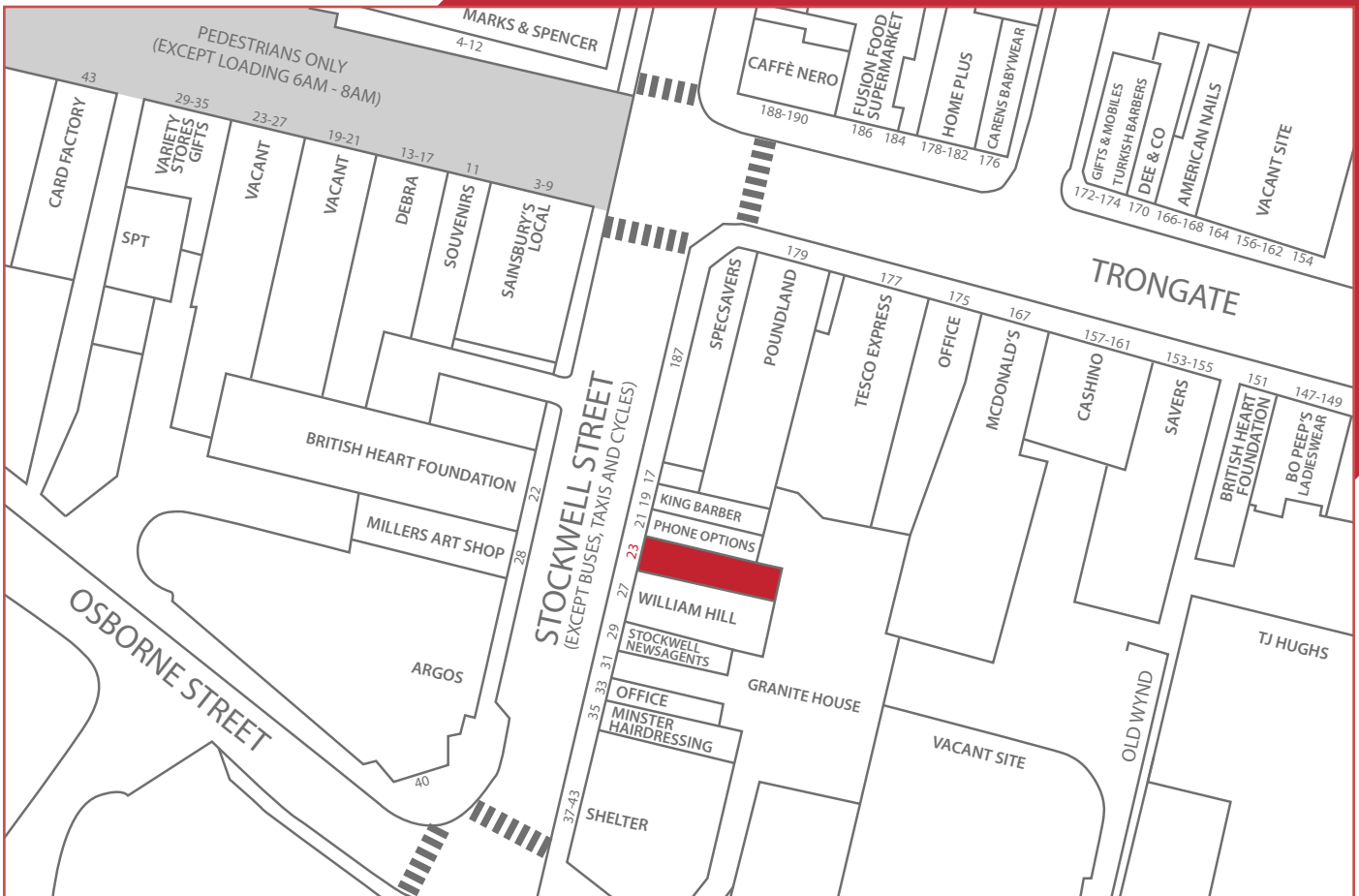
ACCOMMODATION

The subjects extend to approximately:

AREA	SQ FT	SQ M
Ground	1,087	100



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TENURE

The subjects are available on a new full repairing and insuring lease for a term to be agreed.

RENT

Offers in the region of £25,000 p.a. exc VAT are invited.

RATEABLE VALUE

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

Rateable Value: £20,750
Rates Payable: £10,167.50

VAT

Unless stated otherwise all figures are quoted exclusive of VAT.

PLANNING

The property benefits from Class 3 consent restricted to the cooking/heating of foods by way of concealed methods e.g. Microwave etc.

LEGAL EXPENSES

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

EPC

Available upon request.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole letting agent:

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