

TO LET

35 Stockwell Street
Glasgow
G1 4RZ

Retail (maybe suitable for Class 3 Hot food Use)



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 and Sainsbury's Local.

The property is also located close to the new leisure hub at the rear of St Enoch Shopping Centre as well as being in close proximity to Candleriggs Square which is a 3.6 acre development site - bound by Hutcheson Street, Trongate, Candleriggs and Wilson Street creating a vibrant mixed-use community development to include new homes, offices, hotels and local amenities.

DESCRIPTION

The premises comprise a mid-terraced single fronted ground floor retail unit which is currently fully fitted out as a hair salon. Due to a recent change in planning legislation the property may be suitable for other uses including retail, office and Class 3 hot food / restaurant.

ACCOMMODATION

The subjects extend to approximately:

AREA	SQ FT	SQ M
Ground	1,059	98

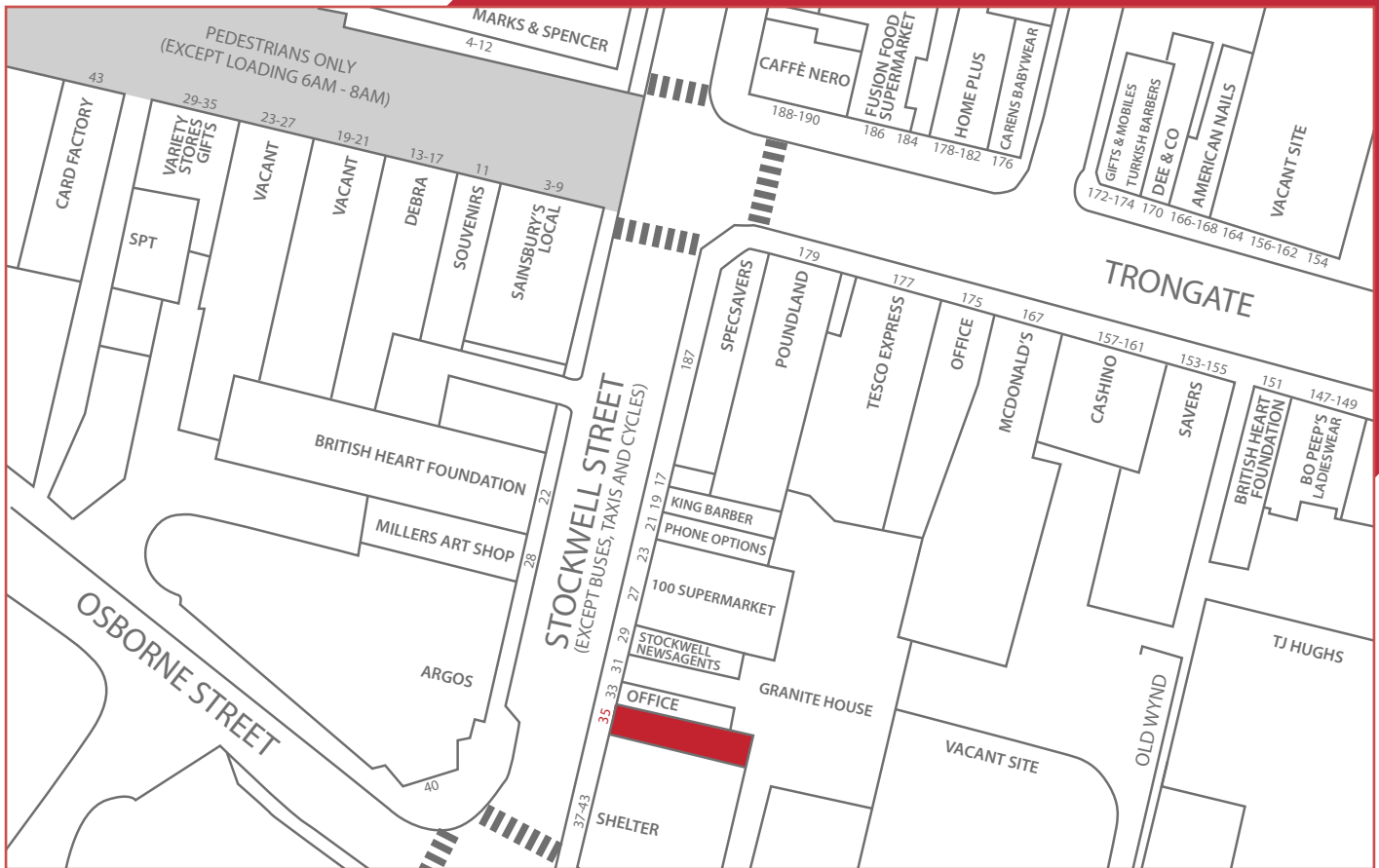
RENT

Offers in the region of £25,000 pa ex VAT are invited.

TENURE

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





RATEABLE VALUE

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

Rateable Value £20,500
Rates Payable £10,209

VAT

Unless stated otherwise all figures are quoted exclusive of VAT.

PLANNING

The property is classified as Class 1A - Shops and financial, professional and other services.

(1) Shops, hairdressers, travel and tickets agencies, post offices, cold food shops such as sandwich bars, undertakers, funeral directors, laundrettes/dry cleaners and repair shops.

(2) Financial services such as banks and building societies; professional services including estate and employment agencies; and other services which is appropriate to provide in a shopping area and where the sale, display or service is principally to visiting members of the public.

Permitted change to Class 3 and 4.

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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