

TO LET - RETAIL

9 CLIFTON PLACE

GLASGOW, G3 7LD



KEY HIGHLIGHTS

- 2,568 sq ft
- Former bank premises with dedicated car park for 7 x cars
- Well suited for retail, clinic, dentist, cafe, office use
- New FRI lease available - £47.5k per annum
- Unique letting opportunity
- Available for immediate occupation
- Class 3 potential, subject to planning

SUMMARY

Available Size	2,568 sq ft
Rent	£47,500 per annum
Rates Payable	£14,691 per annum
Rateable Value	£29,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Highly prominent Class 1A premises with dedicated car park.

The ground floor providing bright open-plan accommodation with double height ceilings.

A single staircase provides access to the first floor with open gallery area, private office / meeting room, tea-prep together with male and female WCs.

Externally there is a dedicated car park to the front providing 7 x parking spaces, in addition metered on-street parking is available.

LOCATION

The subjects are located within the Park Area of Glasgow just west of the city centre. More specifically the subjects are situated on the north side of Clifton Place at its corner with North Claremont Street fronting onto Sauchiehall Street.

Convenient M8 motorway access is provided at Charing Cross via junctions 18 & 19 allowing for travel east and west.

Regular bus services operate on Sauchiehall Street whilst Charing Cross Railway Station is a 10 minute walk east and St Georges Cross Underground Station is a 15 minute walk north-east.

Nearby occupiers include Seneca Medical Group, Russell & Russell Accountants, Mulberry Kindergarten, Mother India and Unalome.

ACCOMMODATION

The accommodation comprises the following areas:

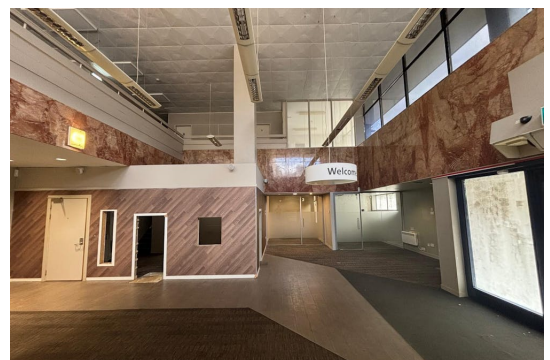
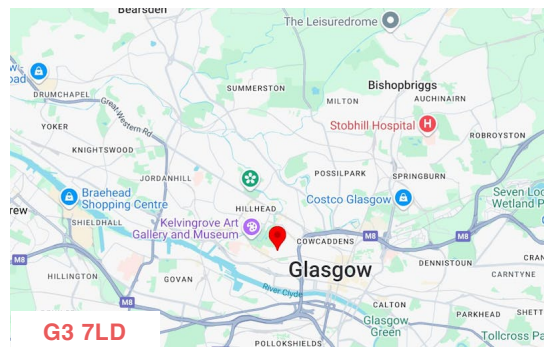
Name	sq ft	sq m	Availability
Ground	1,707	158.59	Available
1st	861	79.99	Available
Total	2,568	238.58	

PLANNING

The subjects benefit from Class 1A consent and may be suitable for alternative uses including Class 3, subject to planning. All planning queries should be directed to Glasgow City Council Planning Department

JOINT AGENT

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VIEWING & FURTHER INFORMATION

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