



Retail Unit - For Sale With Vacant Possession

Purchase Price: On Application

Ground Floor: 890 sq ft

Location

The city of Glasgow has a population of around 650,000 persons and is estimated to serve a wider catchment of approximately 2.5 million people. The subject property is located on Sauchiehall Street, at its junction with Pitt Street, and close to the Charing Cross area of central Business District. Sauchiehall Street is also one of Glasgow's principal thoroughfares. Nearby occupiers include [Nandos](#), [Black Sheep Coffee](#), [Glasgow School of Art](#), [CCA Glasgow Museum](#) and [icafe](#).

Accommodation

The premises are arranged over ground and mezzanine levels and benefits from a small kiosk at the entrance with the potential to be sub-let. The property comprises of the following approximate net internal areas:

Ground Floor: 890 sq ft / 82.68 sqm
Mezzanine: 167 sq ft / 15.54 sqm

Purchase Price

Available on request.

Rates

Rateable Value: £20,000
UBR (2024/25): £0.498
Rates Payable: £9,960 pa

Planning / EPC

The premises benefit from having [Class 1A](#) consent. An EPC report is available on request.

Legal Costs

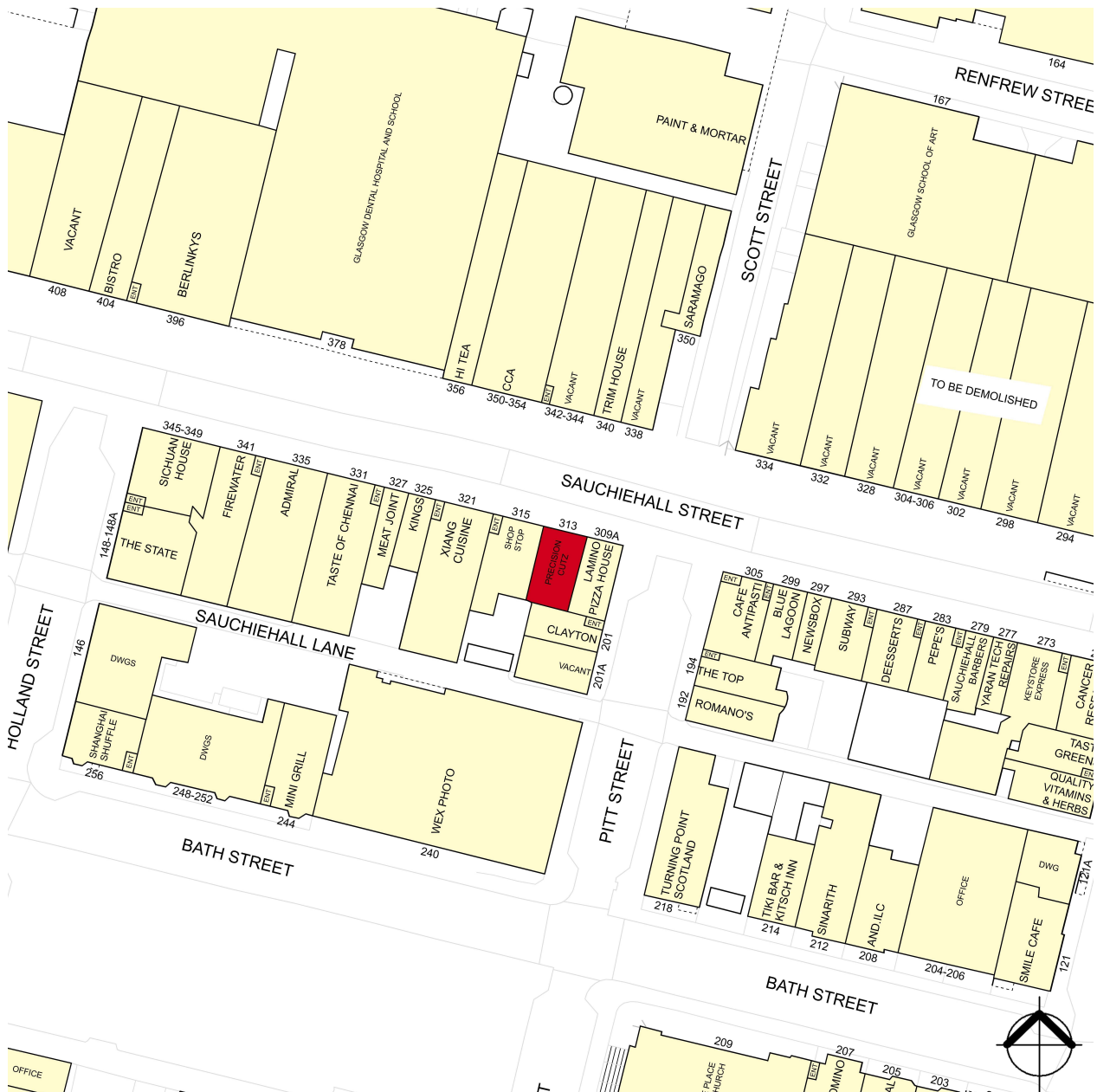
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the incoming tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Anti-Money Laundering Regulations

In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.

FOR SALE

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Viewing strictly by appointment through ORINSEN

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