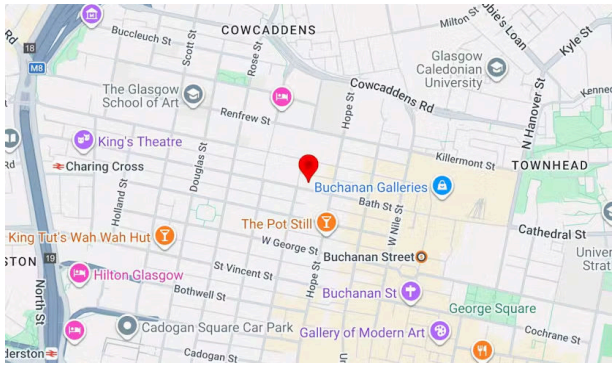


Lapsley McManus

0/2 98 Bath Street, Glasgow, G2 2EN

Retail To Let | £18,000 per annum | 930 sq ft

To Let Ground Floor Retail / Office / Clinic



Summary

- Rent: £18,000 per annum
- Business rates: £6,637 per annum The premises qualify for a 55% discount in rates payable under the Small Business Bonus Scheme - payable £2,987 per annum .
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

Contact & Viewings

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0/2 98 Bath Street, Glasgow, G2 2EN

Description

The property has an extensive glazed frontage and comprises a raised ground floor unit suitable for retail, showroom and clinic/ salon use. The property is entered via stairs leading to a glass vestibule entrance. Internally, the premises are arranged to provide a reception and client waiting area together with four consulting rooms together with a tea prep and toilet. The premises are well presented and finishes include a laminate floor finish throughout, plaster walls and ceilings incorporating LED downlights with air conditioning providing heating and cooling features.

Location

The property is situated on the north side of Bath Street immediately to the east of the junction with Wellington Street, in the heart of the city centre. Sauchiehall Street lies immediately to the rear, one block north. Surrounding occupiers include a mixture of retail/leisure users including: The Howlin' Wolf Bar, House Martin Barbers, Pefect taste Chinese Café, Taylor Ferguson Hairdressing, Elanic Clinic & Hospital. The Glasgow Apex Hotel lies within the same block and Pure Gym is one block west where the Q Park multi storey car park can be found. The subjects are a short walk from Queen Street and Central Train Stations and also Cowcaddens and Buchana Street Underground Stations.

Floor Areas

Frontage: 5.4 sq.m (17ft 9")
Net Internal Area: 930sq.ft (86 sq.m)

Rent/ Terms

£18,000 per annum. The property is not elected for VAT.
The premises are available on a new FRI Lease.

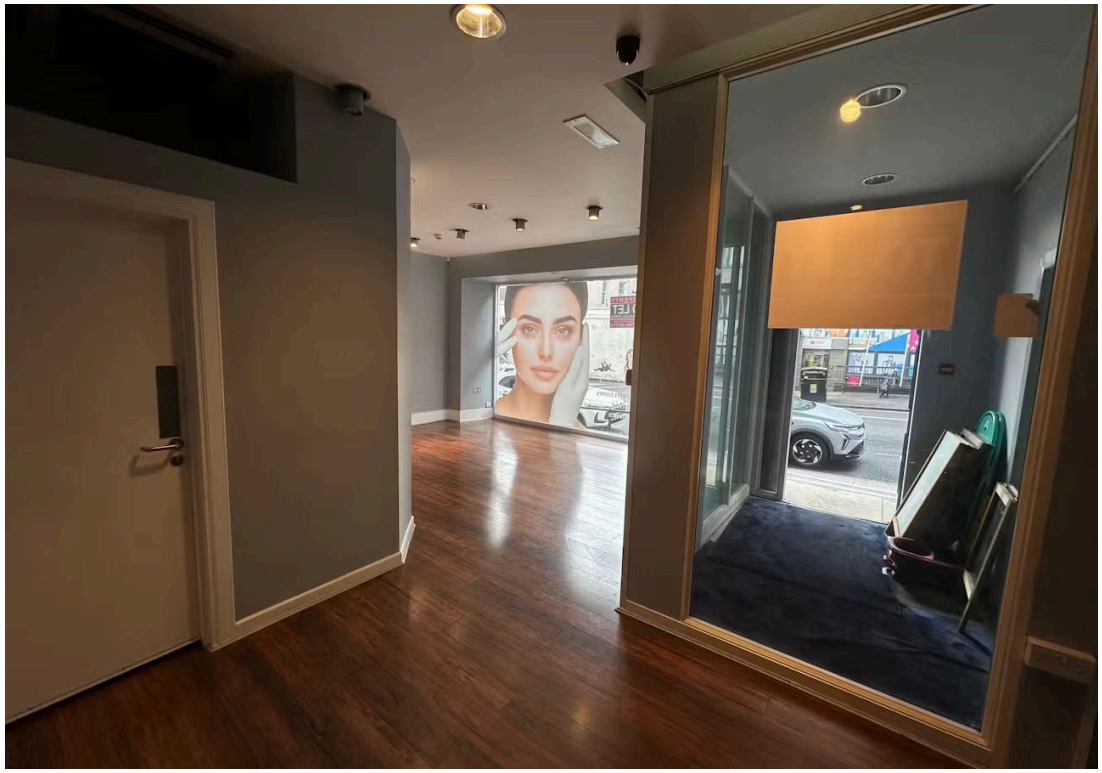
Common Charges

The tenant shall be responsible for payment of Factoring / Common Charges for the maintenance / upkeep of the buildings common parts and the buildings insurance premium.

Energy Performance Certificate

A copy of the EPC will be provided upon application.

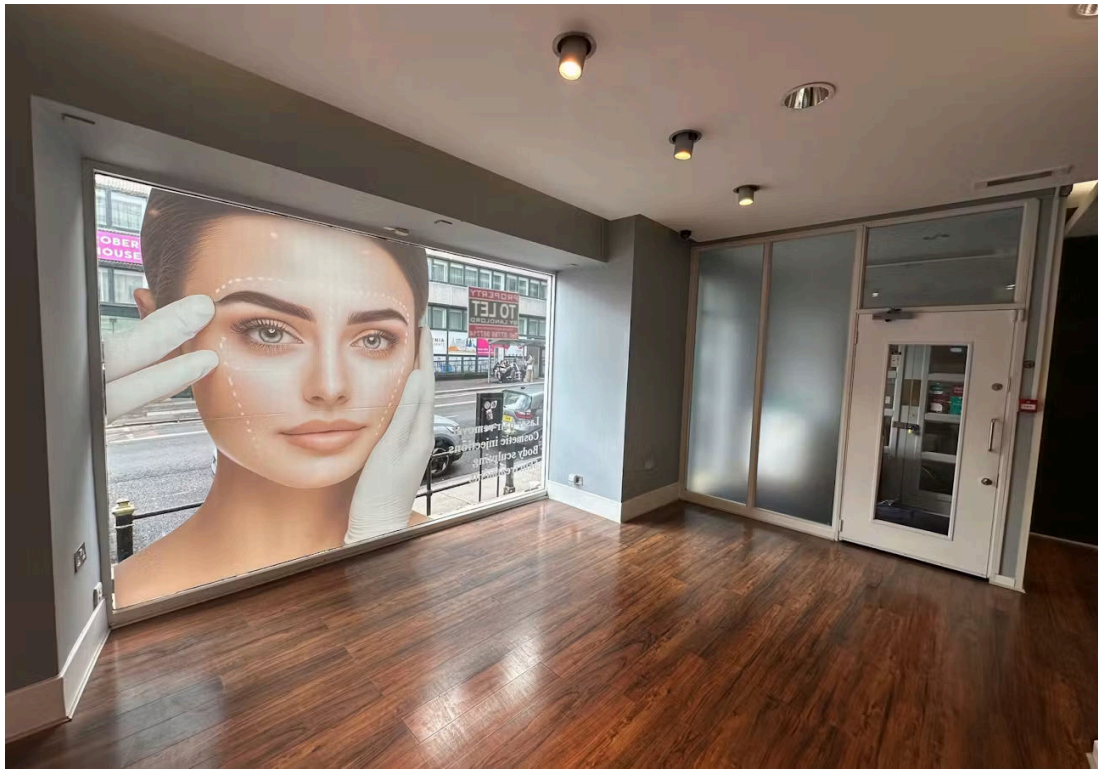

APEX HOTELS
Designer Waxing
skinclinics
GLASGOW
MARTIN










TO LET