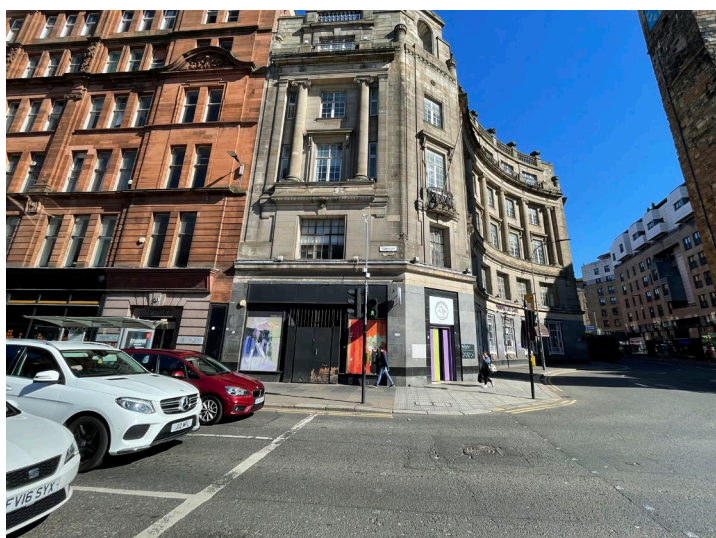




16 Trongate, Glasgow, G1 5EU

- Prominent position
- Located in the heart of the Merchant City
- Extends to approximately 114.62 sq. m. (1,234 sq. ft.)
- New FRI lease available
- Rental offers in excess of £25,000 per annum, exclusive of VAT





LOCATION

The subjects are located within the heart of the Merchant City, on the north side of Trongate at its junction with High Street. The premises are approximately a five-minute walk from the city centre, both High Street and Argyle Street railway stations are within walking distance in addition to a number of bus services operating on Trongate. Nearby occupiers include Maggie May's, Bucks Bar, Boteco de Brazil and Guitar Guitar.

DESCRIPTION

The subjects comprise a ground floor retail unit forming part of a larger five-storey sandstone building. The upper floors are currently utilised as offices and workshop / studio space. The building was constructed during the late 1920s and comprise a grand, architecturally striking landmark. Internally, the unit benefits from open plan retail space and access is provided via a recessed frontage.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal area:

Ground Floor: 114.62 sq.m. (1,234 sq.ft.)
shop depth — 16.92m
internal width — 7.59m

LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

The Landlord's preference is for a flexible lease term.

RENT

We are instructed to seek offers in excess of £25,000 per annum exclusive of VAT.

RATING ASSESSMENT

To be assessed.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.

To arrange a viewing please contact:



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IMPORTANT NOTICE

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2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: October 2023