

TO LET Retail

111 CAMBRIDGE STREET, GLASGOW,
G3 6RU

The subject property is situated on the west side of Cambridge Street, immediately at its junction with Cowcaddens Road.

-  Main road frontage
-  Excellent transport links
-  High levels of footfall
-  Potential rates relief
-  No VAT payable on rent



LOCATION

Glasgow is Scotland's largest city and is situated close to the west coast. There are four main motorways which run through the city putting it at the hub of Scotland's road network. The City sits approximately 50 miles west of Edinburgh and connects via the M8, the main motorway network serving central Scotland.

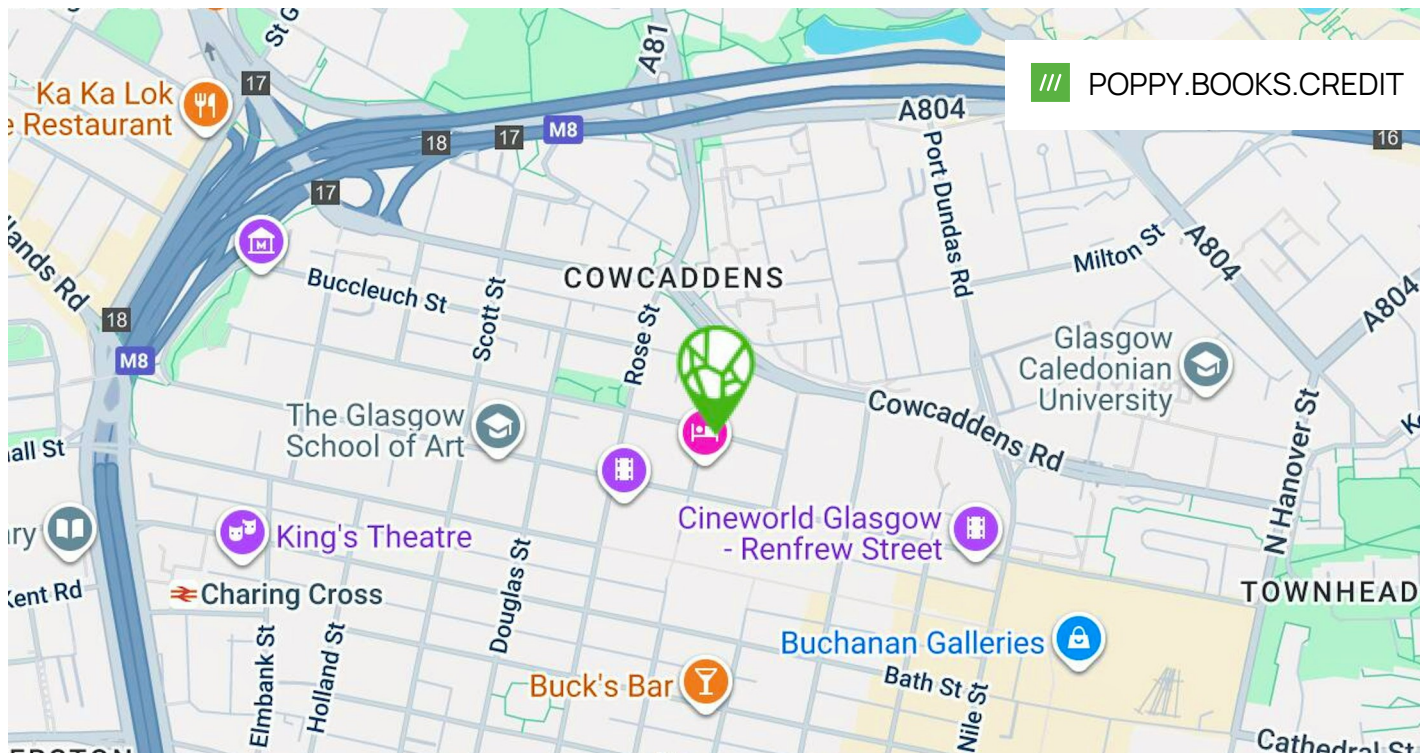
The subject property is situated on the west side of Cambridge Street, immediately at its junction with Cowcaddens Road. Convenient access to public transport links are provided with Glasgow Central and Queen Street train stations taking less than 10 minutes' walk. The M8 motorway takes around 3 minutes' to drive.

Nearby occupiers include The Oxford, easyHotel and Doubletree by Hilton.

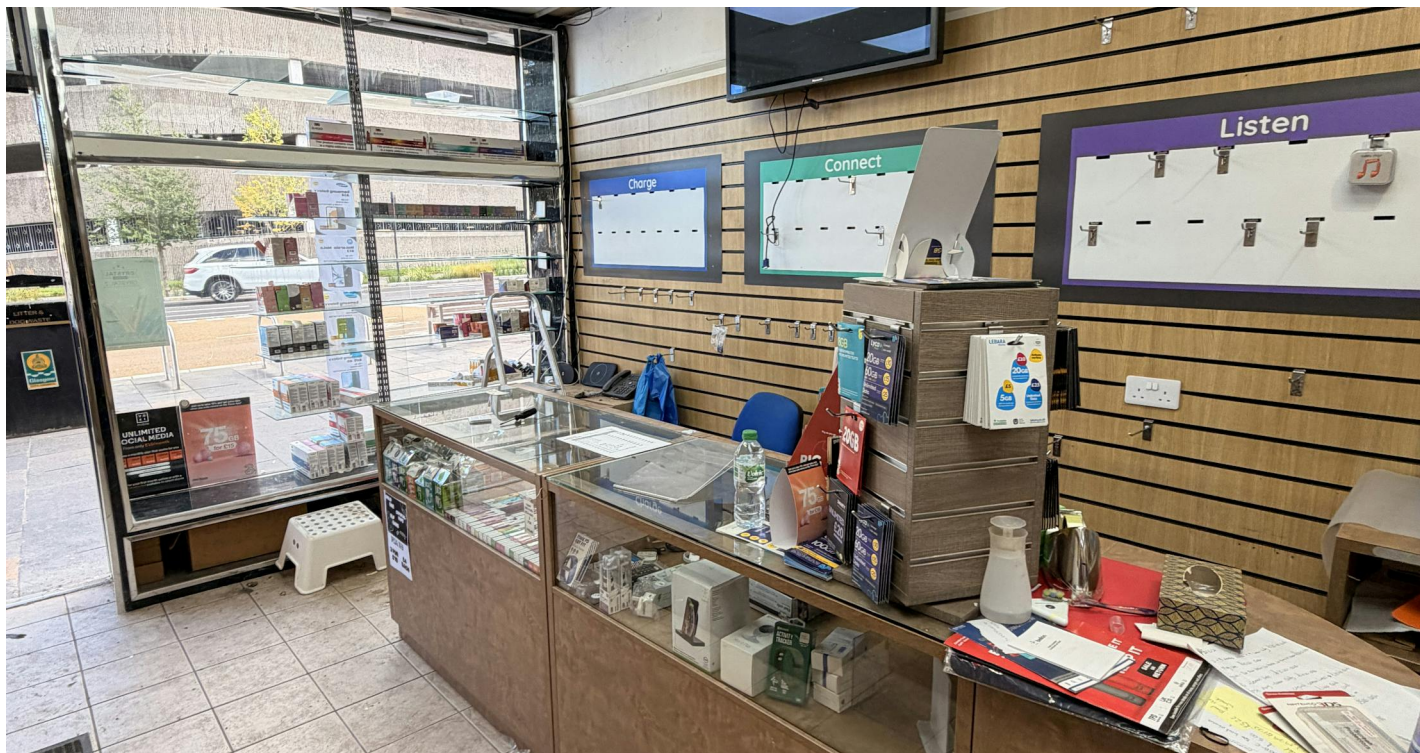
DESCRIPTION

The subjects comprise a ground floor retail unit contained within a 4 storey masonry building. The property has an aluminium frontage incorporating a single glazed pedestrian door. The frontage is protected by a roller shutter.

Internally, the retail space is rectangular in shape. The floor throughout is covered in tiles. The walls and ceilings are of plaster/paint and covered with slatwall panels to display stock. The suspended ceiling incorporates LED box lighting. Space heating is provided electrically. There is a small store and WC facilities to the rear.



POPPY.BOOKS.CREDIT



ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Retail	263	24.43

LEASE TERMS

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £12,500 per annum.

Full quoting terms are available upon request.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £6,000.

An occupier may be eligible for rates relief, subject to status.

EPC

A copy of the Energy Performance Certificate (EPC) is available upon request.

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

Get in touch | 0141 291 5786 | info@kirkstoneproperty.com

BUYING, SELLING & LETTING | BUSINESS SALES | STRATEGIC ASSET MANAGEMENT | INVESTMENT ADVISORY | LEASE RENEWALS | RENT REVIEWS

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT



Shahzad Shaffi

0141 291 5786 | 07742 333 933
ss@kirkstoneproperty.com



Kirkstone is a Limited company Registered in Scotland No SC682540, Kirkstone themselves and the Vendors/Lessors of this property for whom they act give notice that (1) All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Kirkstone, for themselves or for the Vendors/Lessors. (2) These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Kirkstone have no authority to make or enter into any such contract or offer. (3) The Vendors/Lessors do not make, give or imply, not do Kirkstone or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise any representation or warranty whatsoever in relation to the property. (4) None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. (5) Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax.

Date of Publication: October 2025