

Cafe (A1), Gym, Office, Retail, High Street Retail,  
Retail - In Town, Showroom

**TO LET / FOR SALE**

**TSA** Property  
Consultants



## 1/2 Fleming House, 134 Renfrew Street, Glasgow, G3 6ST

Prime Glasgow City Centre Retail / Showroom Space over 12,000sq ft on Single Floor With Return Frontage

### Summary

<b>Tenure</b>	To Let / For Sale
<b>Available Size</b>	12,237 sq ft / 1,136.85 sq m
<b>Rent</b>	£65,000 per annum
<b>Price</b>	£650,000
<b>Rates Payable</b>	£63,156 per annum
<b>Rateable Value</b>	£114,000
<b>EPC Rating</b>	Upon enquiry

### Key Points

- City Centre Location
- Retail / Office / Showroom / Leisure\*
- Immediately Available
- Sale: £650,000
- Substantial Frontage
- 12,237sq ft
- Rent: £65,000p.a.x.

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<b>Rateable Value</b>	£114,000
<b>VAT</b>	Upon Enquiry
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The subjects have excellent first floor frontage and presence onto both Cambridge and Renfrew Street(s) comprising a large retail footprint of approx. 12,237sq ft (1,137sqm) on a single first floor level, with customer access and goods servicing from the Renfrew Street pedestrian ramp.

The subject property comprises a retail/showroom premises occupying part of the first floor within a concrete framed building.

The layout of the subjects is generally regular and "square". An indicative layout plan is available on request.

## Location

The property is located within the northern section of the city centre, on the corner of Cambridge Street and Renfrew Street. The surrounding area is in mixed use with retail, residential and leisure accommodation.

The location in Glasgow city centre is close to shopping on Sauchiehall Street, in an area of mixed retail, leisure and business use.

Neighbouring occupiers include Tesco, Boots the Chemist, Primark, TK Maxx, Costa, Farmfoods, Cambridge Street car park (812 spaces), Glasgow Film Theatre, Doubletree by Hilton Hotel, Travelodge, Easyhotel, Citizen M Glasgow and The Royal Conservatoire of Scotland.

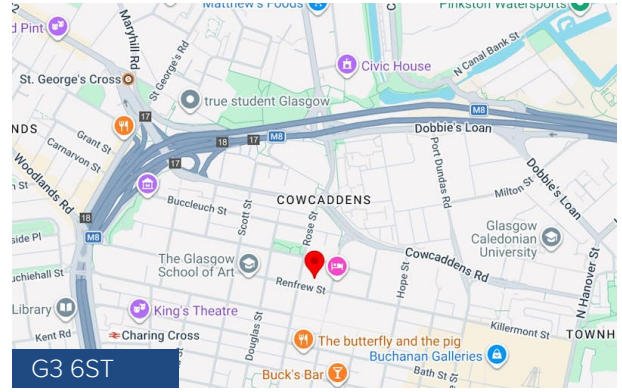
## Accommodation

The accommodation comprises the following areas:

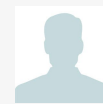
Name	Floor/Unit	Description	Building Type	Size	sq ft	sq m	Tenure	Rent
1st - 1st Floor	1st	1st Floor	Retail	12,237 sq ft	12,237	1,136.85	For Sale / To Let	£65,000 /annum
<b>Total</b>					<b>12,237</b>	<b>1,136.85</b>		

## Video

- Video Tour - <https://youtu.be/Nlllf2Qm4Xw>



## Viewing & Further Information



**Will Rennie**

07581396092 | 0141 237 4324

will@tsapc.co.uk

Price	Rates Payable	Service charge	Total /sq ft	Monthly Rent	Total month
£650,000	£63,156 /annum	On Application	£10.47	£5,416.67	£10,679.67
			<b>£10.47</b>		<b>£10,679.67</b>

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134 Renfrew Street, Glasgow, G3 6ST

City Centre Location

- Substantial Frontage
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- Sale: £650,000

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**PROPERTY**

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**SERVICE CHARGE**

The annual cost for common parts of the building are currently £5,250 p.a. approx.

**NAV/RV**

£114,000



134 Renfrew Street, Glasgow, G3 6ST

City Centre Location

#### RENT

The property is available upon a new full repairing and insuring head lease for a negotiable term for £65,000p.a.

#### SALE

Our client would dispose of their freehold interest for £650,000

#### V.A.T.

Figures quoted exclusive of V.A.T.

#### LEGAL

Each party shall bear their own legal costs incurred in the transaction

#### TSA Property Consultants

162 Buchanan Street  
Glasgow, G1 2LL

**Jas** - 07810 717229 (jas@tsapc.co.uk)

**Will** - 07581 396092 (will@tsapc.co.uk)

**General** - 0141 237 4324 (info@tsapc.co.uk)

#### Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, as property agents we are obliged to undertake AML diligence for both parties involved in a transaction. As such, personal and or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude.

#### Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.