

TO LET / FOR SALE - RETAIL

126 - 130 GALLOWGATE

GLASGOW, G1 5AU



KEY HIGHLIGHTS

- 2,654 sq ft
- Highly prominent corner showroom / retail premises
- Scope to split into 3 to 4 separate units
- Plentiful nearby parking
- Situated on eastern fringe of Glasgow City Centre, close to the Merchant City, The Barras and Saltmarket areas
- Extensive frontage onto Gallowgate
- Well suited for cafe, dentist, convenience store, yoga / exercise studio, clinic type uses
- New FRI lease - £30,000 per annum OR o/o £320,000 to purchase

SUMMARY

Available Size	2,654 sq ft
Rent	£30,000 per annum
Price	Offers in excess of £320,000
Rates Payable	£12,076.50 per annum
Rateable Value	£24,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

The subjects comprise extensive retail / showroom premises forming part of a modern flatted development.

Externally the subjects benefit from extensive display frontage ideal for continued use as a showroom.

The property lends itself to being split into 3 to 4 separate units for onward letting.

Well suited for cafe, dentist, convenience store, yoga / exercise studio, clinic type uses.

LOCATION

The subjects command a highly prominent position on the south side of Gallowgate, at its junction with Moir Street, on the eastern fringe of Glasgow City Centre close to The Barras, Merchant City and Salt Market areas.

Generous on-street parking provided as well as nearby public car parks.

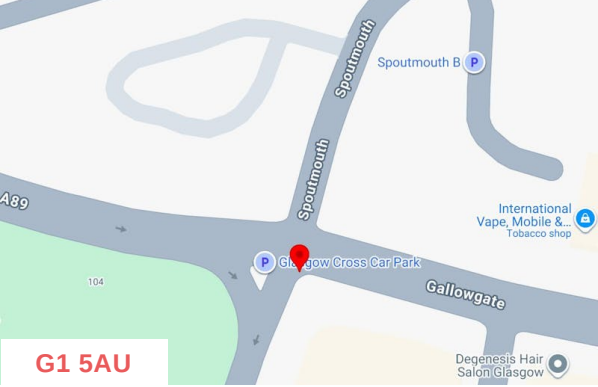
Regular bus services operate on Gallowgate whilst Argyle Street Train Station is a 10 minute walk west.

Nearby occupiers include Optyk Opticians, Merchant City Music, Outlier, Artpistol Gallery, Barras Market and Barras Art & Design Centre.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,654	246.56	Available
Total	2,654	246.56	



VIEWING & FURTHER INFORMATION

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