

TO LET - RETAIL

1ST FLOOR - 408 SAUCHIEHALL STREET

GLASGOW, G2 3JD



KEY HIGHLIGHTS

- 1,359 sq ft
- Provides well-presented bright open-plan accommodation
- Eligible for 100% rates relief
- Available for immediate occupation
- Well suited for salon / exercise studio / office
- New FRI lease available - £16,500 per annum

SUMMARY

Available Size	1,359 sq ft
Rent	£16,500 per annum
Rates Payable	£4,083.60 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£8,200
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Self-contained first floor salon / exercise studio / office accommodation.

Dedicated entrance from street level.

A wide staircase provides access to the first floor which provides bright open-plan accommodation with attractive glazed frontage onto Sauchiehall Street.

Male & Female WC's provided.

LOCATION

The subjects are located within the heart of Glasgow City Centre on the north side of Sauchiehall Street opposite its junction with Holland Street.

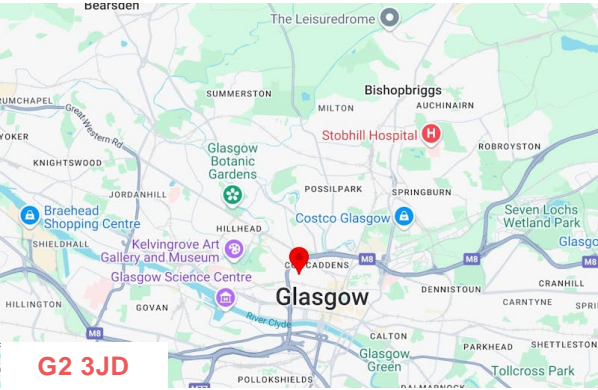
Moda Livings new Holland Park development providing 433 apartments is situated less than a 5 minute walk away as well as IQ Student Accommodation's new 550 bed development on Bath Street.

Convenient access to public transport links are provided with Charing Cross Railway Station, Cowcaddens Underground, Buchanan Bus Station and Glasgow Central / Queen Street all a short walk away.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	1,359	126.26	Available
Total	1,359	126.26	



VIEWING & FURTHER INFORMATION

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