

TO LET - RETAIL

12 BOTHWELL STREET

GLASGOW, G2 6LU



KEY HIGHLIGHTS

- 1,718 sq ft
- Busy section of Bothwell Street next to Central Station
- On-street parking available
- Neighbouring occupiers include Malo, The Noble, Akiko, Rioja, Homemade, Mezcal, Margaret Dabbs
- Highly prominent Class 1A premises
- Rent - £42,950 per annum + VAT
- Suitable for a variety of uses including clinic / dentist / cafe / gallery

SUMMARY

Available Size	1,718 sq ft
Rent	£42,950 per annum
Rates Payable	£20,916 per annum
Rateable Value	£42,000
Service Charge	£4,151.25 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Highly prominent ground floor Class 1A premises.

The property is suitable for a variety of uses including clinic / dentist / cafe / gallery.

Externally benefits from extensive frontage onto Bothwell Street.

Internally provides well-presented open-plan accommodation with a partitioned meeting room to the rear.

Male, female WC's provided together with kitchen tea-prep.

LOCATION

12 Bothwell Street is situated within the heart of Glasgow City Centre in one of the city's most desirable office addresses.

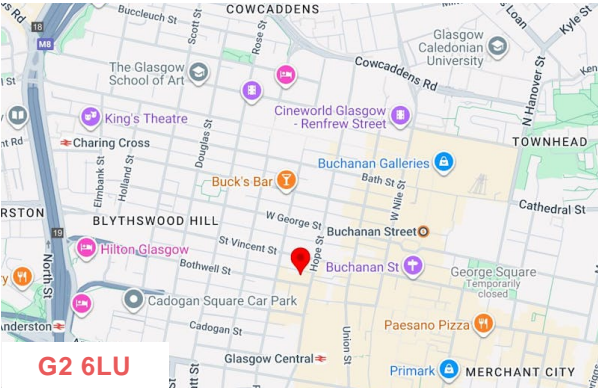
The property is situated on the north side of Bothwell Street by its junction with Hope Street next to Glasgow Central Station.

Neighbouring occupiers include Malo, The Noble, Akiko, Rioja, Homemade, Mezcal and Margaret Dabbs.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,718	159.61	Available
Total	1,718	159.61	



VIEWING & FURTHER INFORMATION

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