

TO LET - LEISURE / RETAIL

54 UNION STREET

GLASGOW, G1 3QX



KEY HIGHLIGHTS

- 2,400 to 4,800 sq ft
- Class 3 consent
- Available for immediate occupation on basis of new FRI lease
- Neighbouring occupiers include KFC, Taco Bell, O'Neills Public House, CEX and VPZ
- Located in heart of Glasgow City Centre opposite Central Station
- Regular shaped open plan layout
- Rent - £45,000 per annum

SUMMARY

Available Size	2,400 to 4,800 sq ft
Rent	£45,000 per annum
Rates Payable	£31,623 per annum
Rateable Value	£63,500
Service Charge	N/A
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

DESCRIPTION

Prominent double-fronted ground floor retail premises forming part of larger attractive blonde sandstone building

Externally benefits from extensive shopfront with central pedestrian access door protected by roller shutter and two adjacent display windows

Internally provides completely open-plan accommodation complete with WC's to the rear.

LOCATION

The subjects are located in the heart Glasgow city centre on the east side of Union Street between its junctions with Argyle Street to the south and Gordon Street to the north

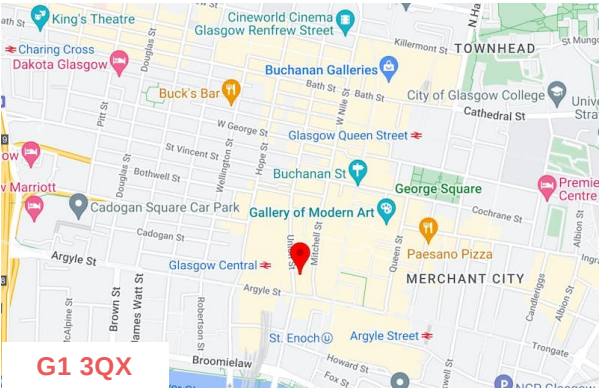
Situated immediately opposite Glasgow Central Station with high levels of footfall

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ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	2,400	222.97	Available
1st	2,400	222.97	Available
Total	4,800	445.94	



VIEWING & FURTHER INFORMATION

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