



# TO LET

Princes Square  
Glasgow G1 3GN

- STRICTLY PRIVATE & CONFIDENTIAL
- Fully fitted and licenced restaurant
- 2,854 sq ft
- Lease expires 25 March 2037

## Location

The city of Glasgow has a population of around 650,000 persons and is estimated to serve a wider catchment of approximately 2,500,000 people. The city is home to several Universities and higher education institutions with a full time student population in excess of 50,000 people.

The subject property is located in Scotland's leading speciality Shopping Centre comprising an impressive mix of High Street retail brands, high end designer labels and independent boutiques, complimented by a line up of cafes and restaurants and a new 205 seater 3 screen **Everyman Cinema**, within a relatively unique dining environment on Courtyard and top floor terrace levels. The centre is accessed off Buchanan Street, Glasgow's prime retail pitch opposite the **House of Fraser** store.

Occupiers within the centre include **Epoch, Darcys, Il Pavone, Reiss, Argento, Jo Malone, Radley, Links of London, Whistles, Ted Baker, Hotel Chocolat, Crabtree & Evelyn, Belstaff, Karen Millen, Michael Kors, French Connection, Vivienne Westwood, Joules, Le Creuset, The Pen Shop, Space NK, Kurt Geiger, Zizzi, NY American Grill, Obu, Cranachan, Sugar Dumpling, Tinderbox, Eden Mill (Jax Restaurant), Blendworks, The Restaurant Bar & Grill** and **October Bar**.

## Accommodation

The unit is arranged over ground floor and extends to the following approximate gross internal floor areas:

Ground Floor	2,101 sq ft	(195.19 sq m)
Ground Floor External	753 sq ft	(69.96 sq m)
<b>Total</b>	<b>2,854 sq ft</b>	<b>(265.15 sq m)</b>

## Lease

The subjects are currently held by way of a full repairing and insuring lease expiring 25 March 2037 at a passing rental of £100,000 per annum exclusive subject to review on 26 March 2022 and 5 yearly thereafter with a tenant's break option in March 2027.

## Planning

The unit currently trades as a restaurant falling under Class 3 within the Town & Country Use Classes (Scotland) Order 1997.

## Price

Premium offers for the benefit of our client's leasehold interest are sought.

## Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£93,500**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 49p, (plus large property supplement of 2.6p) this rateable value will result in an estimated rates liability in financial year 2019/20 of **£48,246**.

## Energy Performance Certificate

EPC Rating = G

## Date of Entry

By arrangement.

## Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## Viewing

All viewings are strictly by prior arrangement with Eric Young & Co on 0131 226 2641.