

**TO LET**

# **FINNIESTON RETAIL / OFFICE / LEISURE OPPORTUNITY**

**8,381 SQ FT (778.61 SQ M)**

**26A ST VINCENT  
CRESCENT  
GLASGOW G3 8LH**

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# FINNIESTON THE HIPPEST PLACE TO LIVE IN THE UK

(THE TIMES)



# 26A ST VINCENT CRESCENT

The property is located 1 mile to the west of Glasgow City Centre in Finnieston, a vibrant neighbourhood in the West End of Glasgow recently named as one of the 'Top 10 Coolest' neighbourhoods in Europe by The Independent. The area has been transformed into a culinary hub, boasting boutique shops, artisanal coffee bars and some of the City's most popular bars and restaurants including **Ox & Finch**, **The Gannet**, **Porter & Rye**, **Six by Nico**, **Rioja**, **The Finnieston Bar**, **Jacques**, **The Ben Nevis** and **Lebowski's**.

The subject property is also located in close proximity to The SSE Hydro, Scottish Event Campus and Armadillo. Following the recent completion of the Radisson Red, over 1,000 hotel rooms immediately surround these world-class entertainment venues and conference facilities.

Other West End landmarks such as The University of Glasgow, Kelvingrove Gallery and Kelvingrove Park are also located walking distance from the subject property.





## ACCOMMODATION

The property is arranged over the ground floor only and extends to an approximate Gross Internal Area of 8,381 sq ft (778.61 sq m). The unit benefits from excellent natural daylight courtesy of roof lights and an extensive glazed frontage. The unit is fully fitted and includes staff areas, kitchen, WC and a small internal car park.

## PLANNING

The property currently has a Class 1 (retail) and Class 4 (office) planning consent. Alternative uses would require planning consent, further details of which are available on request.

## RENT

On application.

## RATES

Rateable Value	£87,500
UBR (2020/21)	£0.511
Rates Payable	£44,712.50

Interested parties are advised to make enquiries with the Local Authority.

## EPC

Full Energy Performance Certificate available on request.

## FLOOR PLAN





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## **FURTHER INFORMATION & VIEWING**

Further information & viewing available upon request.  
Viewing strictly by appointment with Savills or EYCO.



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