TO LET FULLY FITTED RESTAURANT OPPORTUNITY 2,862 SQ FT / 266 SQ M



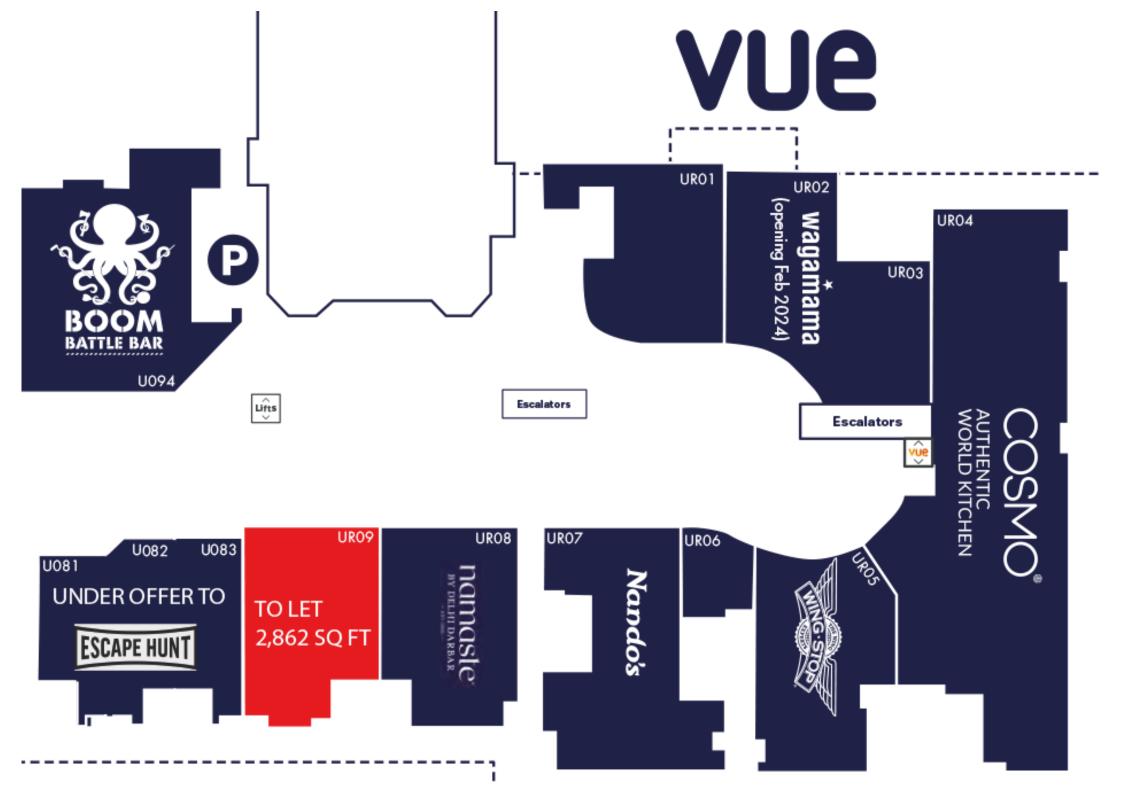






- **St Enoch** a mall transformed in the heart of Glasgow city centre.
- Home to over 20 new brands including VUE, Hamley's, The Entertainer, Pandora, Level-X, Boom Battle Bar, Sostrene Grene, TJ Hughes and Starbucks.
- 140,000 sq ft (13%) of total floorspace now dedicated to leisure / F&B uses, making St Enoch the only hub to shop, eat and play in the city centre.
- Fully fitted unit now available in the F&B quarter, alongside VUE, Nando's, Cosmo and Wingstop, who have chosen St Enoch for their debut Glasgow restaurant.
- 2023 St Enoch footfall estimated to be 12m+. This is higher than north Buchanan Street.
- New Wagamama opening February
 2024 and Escape Hunt opening
 Spring / Summer 2024.





ACCOMMODATION:

The premises are arranged over ground level only and comprise the following approximate net internal area:

GROUND FLOOR: 2,862 sq ft / 265.88 sq m

TERMS:

The property is available on a new full repairing and insuring lease on a term to be agreed, subject to vacant possession.

RENT:

Further detail on request.

BUSINESS RATES:

Rateable Value: £41,800 UBR 2023/24: £0.498 Rates Payable: £20,817

SERVICE CHARGE:

Further detail on request.

LEGAL COSTS:

Each party is to be responsible for their own legal costs incurred in this transaction.

EPC:

Full Energy Performance Certificate available upon request.



For further information, please contact the joint agents:



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