



eric young & co

Retail

■ experience ■ judgement ■ service ■

TO LET

Shop Unit

122/126 Sauchiehall Street
Glasgow G2 3DH



LOCATION

Glasgow is Scotland's largest city with a catchment population in excess of 2,000,000 persons and is widely recognised as the UK's second retail centre after London.

The subject property is located in a prominent position on the pedestrianised section of Sauchiehall Street close to its junction with Hope Street. Other retailers located nearby include **Marks & Spencer, Boots, Superdrug, Waterstones, Game** and **New Look**.

ACCOMMODATION

The unit is arranged over ground and first floors with ancillary at second and third floor levels and extends to the following approximate net internal areas:

Ground Floor Sales	2,997 sq ft	(278.43 sq m)
First Floor Sales	2,524 sq ft	(243.49 sq m)
Second Floor Storage	2,035 sq ft	(189.06 sq m)
Third Floor Storage	1,349 sq ft	(125.33 sq m)

There is also the potential to subdivide the unit to accommodate smaller floor plates and different configurations to suit specific occupier requirements. Plans of various options are available on request.

LEASE

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

RENT

Offers of **£175,000 per annum** exclusive are invited.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£181,000**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48p, (plus large property supplement of 2.6p) this rateable value will result in an estimated rates liability in financial year 2018/19 of **£91,586**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = C+

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 - 0131 226 2641 or our joint agents Cushman & Wakefield.

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