

92 GORDON STREET, GLASGOW G1 3RP



PROMINENT POSITION



- Facing Central Station
- Return Frontage
- Ground & Basement
- Class 2/1 Consent
- 2,080sq ft
- Rent: o/o £69,000p.a.x
- Sale: P.O.A

LOCATION

The property is situated on the north side of Gordon Street between its junctions with Hope Street and Union Street adjacent to Glasgow's Central Station in the City Centre.

Glasgow is Scotland's largest city and benefits from an immediate population of approximately 660,000 people and an estimated shopping catchment of two million. Glasgow is widely regarded as being second only to London's West End in terms of the UK retailing hierarchy.

The property benefits from having dual aspect views down Hope Street and along Bothwell Street, the main arterial route in to Glasgow City Centre. Bothwell Street is well established as the centre of Glasgow's CBD however has recently become a thriving leisure destination, with a number of bars, restaurants and coffee shops taking advantage of the all day trade available.

Glasgow Central Station is approximately 100 yards to the south of the subjects, meaning the subjects are ideally positioned to take advantage of the daily passing commuter trade.

Nearby occupiers include Cafe Nero, Gusto, Barburrito, Ad Lib, Grand Central Hotel, Tesco Metro, Santander and Sainsburys Local.

PROPERTY

The property forms the ground floor and basement of a larger 7 storey traditional sandstone development surmounted by a mansard style roof overlaid in slate and lead.

The property offers a prominent corner position with return frontage onto Gordon Street and Hope Street with access gained via a single door entrance all of aluminium framed and glazed construction.

Internally the property is fitted out to a modern high standard to the former tenants specifications with perimeter counters, access doors with magnetic locks and partitions forming rear workshop & disabled w.c.

The basement is accessed via a single staircase leading to an open plan store room with staff tea prep area.

AREA

The property extends to the following internal area:

Ground: 98.86sqm (1,064sq ft)
Bsm: 94.40sqm (1,016sq ft)
Total: 193.24sq ft (2,080sq ft)





NAV/RV
£54,000

RENT

The property is available on a full repairing and insuring head lease for a negotiable term for o/o £69,000p.a.x

PRICE

The property is available on a freehold basis price on request

V.A.T.

Figures quoted exclusive of V.A.T.

E.P.C

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

TITLE

Available on request

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



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