

# TO LET - HIGH PROFILE LOCATION

## RETAIL / OFFICE / RESTAURANT PREMISES

9,026 SQ FT (838 SQ M)



26 BOTHWELL STREET  
GLASGOW G2 6NU



# LOCATION

Glasgow is Scotland's largest city and has an immediate population of approx 600,000 people and a retail catchment in the order of 2 million people.

The subjects are located in a prominent position on the north side of Bothwell Street, in the heart of Glasgow's financial district, in the blocks bounded by Hope Street to the east and Wellington Street to the west. This is a high footfall location in close proximity to Glasgow Central Train Station.

Nearby retail and leisure occupiers include **Bar Burrito, Bavaria Bierhaus, 63rd & 1st Bar and Restaurant, Margaret Dabbs, Akiko, Panko, Café Fame, Pret a Manger and Ho Wong.**



# DESCRIPTION

The premises comprise a multi windowed unit arranged over the ground and basement floors of traditional stone built building under a pitched and slated roof.

Internally the premises provide an attractive layout with a glazed feature skylight. There is customer stair access to trading basement space.

Our client also owns the upper floors which are potentially available. Further details upon request.

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## ACCOMMODATION

The main dimensions and gross internal areas are as follows:

Gross Frontage	58 ft 8 ins	17.88 m
Net Frontage	21 ft 2 ins	6.44 m
Ground Floor	4,341 sq ft	403.28 sq m
Basement	4,685 sq ft	435.23 sq m

## RATING

We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£78,000
Commercial Rates Pounding	£0.503
(exclusive of water and sewerage rates)	
Rates Payable	£39,234



## RENT

Offers in excess of £90,000 per annum exclusive are invited.

## LEASE TERMS

The premises are available on the basis of a new full repairing and insuring lease for a minimum term of 10 years subject to 5 yearly upward only rent reviews.

## PLANNING

The premises are suitable for Class 3 (Restaurant) consent with an existing internal extraction. The property is also suitable for Class 1 (Retail) and Class 2 (Office) use with no requirement for a planning change of use.

## LEGAL COSTS & VAT

Each party is to be responsible for their own legal costs incurred in connection with this transaction with the incoming tenant to be responsible for Land and Buildings Transaction Tax (LBTT), registration fees and any VAT incurred thereon.

## ENTRY

By agreement.

## EPC

Energy Performance Certificate available upon request.

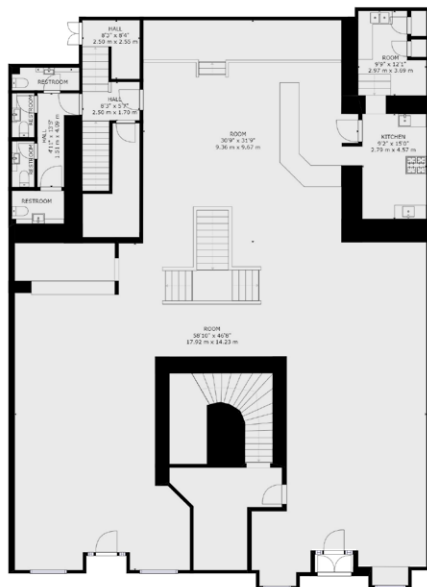
## FURTHER INFORMATION

Strictly by appointment through the joint letting agents.

Peter Hutton  
07585 509 466  
peter@canningvaleproperty.co.uk

John Grewar  
07789 151 218  
john@cargillproperty.com

### GROUND FLOOR



### BASEMENT



**CANNING VALE**  
PROPERTY

**0141 266 0240**

**Cargill**

PROPERTY CONSULTANTS

**0141 248 2859**

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