

To Let

15,649 sq ft Retail Premises
200 Sauchiehall Street, Glasgow,



0141 300 8000
avisonyoungretail.co.uk

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, next to its junction with Cambridge Street.

Other key occupiers located nearby include **Marks & Spencer, Boots, Superdrug, Primark, Waterstones, Holland & Barrett** and **The Works**.

Description

The property occupies a lower ground floor unit, benefitting from street level access.

We understand the floor area to be approximately as follows:

Floor	Sq m	Sq ft
Lower Ground	1,453.83	15,649

Passing Rent

£ 277,000 per annum.

Lease Terms

The subjects are available by way of a sublease or assignment, with the existing expiry on 14 June 2024.

Planning

The premises falls within Class 1 of the Town & Country Planning (Use Classes) (Scotland) Order 1997.

Business Rates

We understand that the property is assessed as follows:

Rateable value: £154,500

***The premises may qualify for rates relief at present. Interested parties should make their own enquiries with the Local Authority to verify this information.**

EPC

The Energy Performance Asset Rating is C-27. A certificate can be made available.

Legal Costs

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

VAT

VAT if applicable will be charged at the standard rate.

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Argos disposals.

<https://sainsburysproperties.co.uk/>

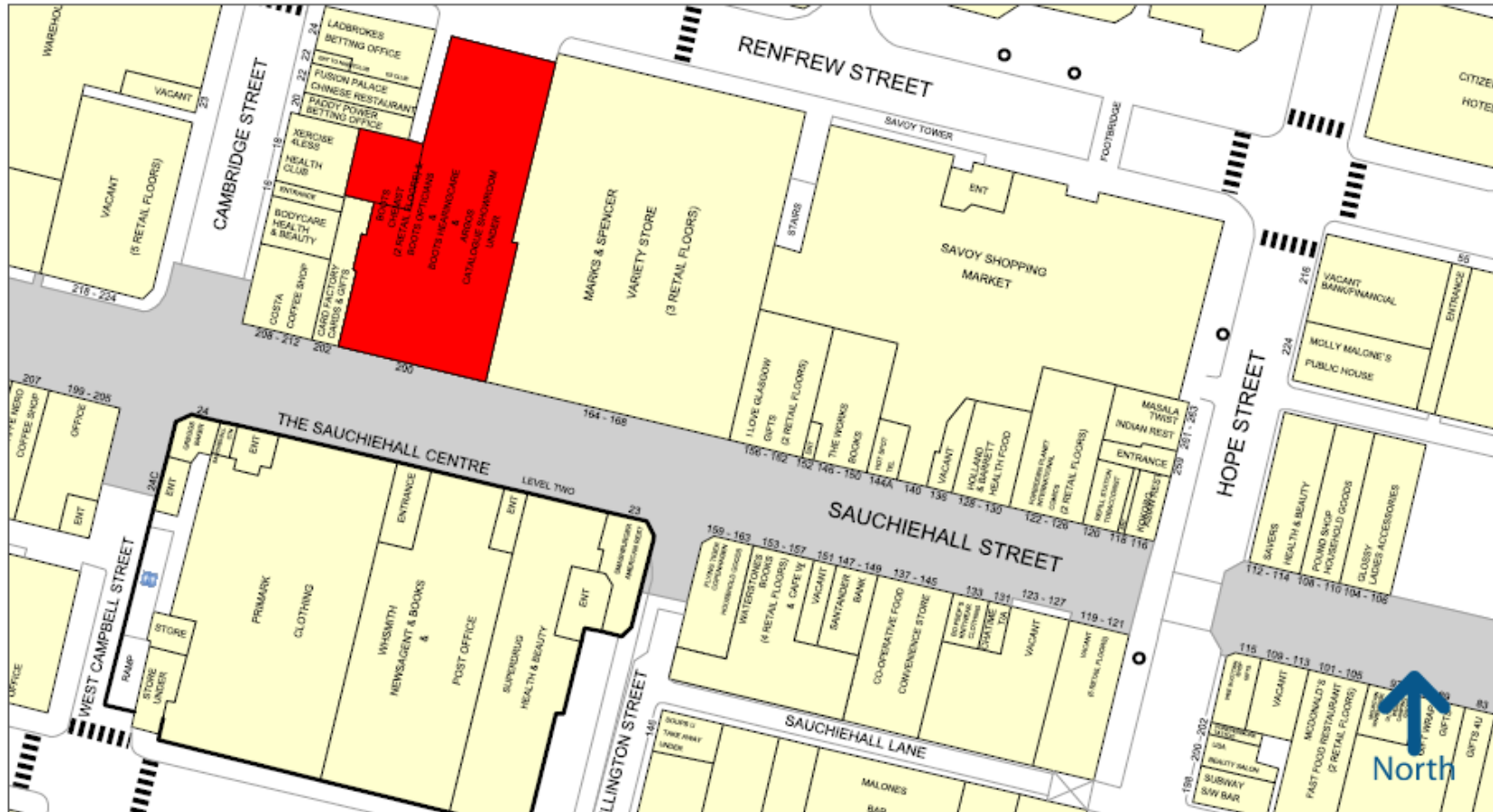
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50 metres
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- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessees.

March 2022