

To Let

**39 Bothwell Street  
Glasgow G2 6TS**

# City Centre Retail/Leisure Opportunity

**6,606 sq ft (614 sq m)**

- Prime position on Bothwell Street – the principle thoroughfare in Glasgow's Business District
- Minutes from Central Station, Glasgow's main rail hub
- Nearby amenities include a wide variety of bars, restaurants and cafés



# Location

City population of **660,000** and **2 million** catchment.



Bothwell Street is the **primary vehicle route** leading from the M8 into the city centre.

**Major surrounding employers** include Morgan Stanley, PwC, Aggreko, Virgin Money, and Transport Scotland.



**Nearby retail and restaurant occupiers** include 63rd + 1st, Bothwell House, Starbucks, and Pret A Manger.

The subject is located opposite Lucent at **50 Bothwell Street**, a 90,000 sq ft Grade-A office development expected for completion in **Q1 2023**.



## To Let 39 Bothwell Street



1. Jacobs
2. SThree
3. Aggreko
4. Scotrail
5. KPMG
6. Interpath
7. JLL
8. Chubb
9. Morgan Stanley
10. HSBC
11. PwC
12. Pinsent Masons
13. JP Morgan Chase & Co
14. Virgin Money
15. Transport Scotland
16. BNP Paribas

## Nearby occupiers



# Location



M8

J19

**Buchanan Galleries**

**Buchanan Street Subway**

**Queen Street Station**

**Glasgow Central Station**

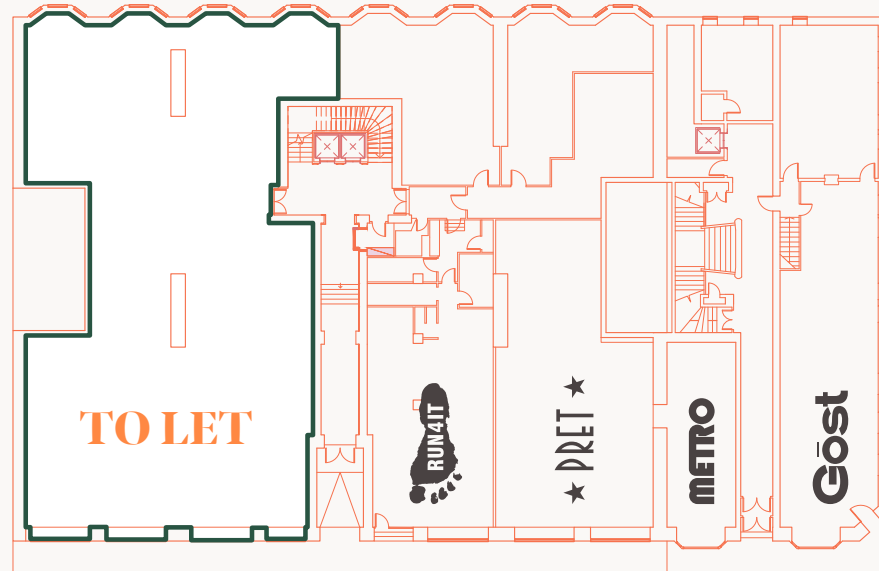
**St Enoch Subway**

**St Enoch Centre**

**To Let 39 Bothwell Street**

## Floor Plan

6,606 sq ft  
(614 sq m)



## Accommodation

The premises comprises a fitted retail unit on ground and basement floors. Approximate areas are as follows:

**Ground Floor (NIA)** 5,971 sq ft (555 sq m)

**Basement** 635 sq ft (59 sq m)

## Rating

**Rateable Value** £105,000

**Uniform Business Rates (2022/23)** £0.524

**Rates Payable (2022/23)** £55,020 pa

## Rent

Available on application.

## Planning Permission

The unit has planning consent for Class 1 (retail) and may be suitable for a number of other uses including a restaurant, subject to the receipt of planning permission. Further details are available on request.

## Tenure

The property is available by way of a new Full Repairing and Insuring lease.

## EPC

EPC available on request.

## Further Information and Viewing

Further information and viewing requests upon request. Viewing strictly by appointment with Savills and Ryden.

savills

Ryden

**John Menzies**  
john.menzies@savills.com  
0141 222 4126  
07808 479 265

**John Conroy**  
john.conroy@ryden.co.uk  
0141 204 3838  
07979 494915

**Archie Ferris**  
archie.ferris@savills.com  
0141 222 5885  
07816 184 073

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