

FOR SALE - Ground Floor Commercial Unit - 4,400 sq ft

High Street / Blackfriars Road, Merchant City, Glasgow, G1 1QL

Suitable for a variety of uses





LOCATION:

The subjects are located at the busy intersection of High Street and Ingram Street in Glasgow City Centre. Occupying a prominent location with a highly visible frontage, the High Street area is a hub of activity with a number of high footfall drivers which include:

- ALDI, who sit immediately adjacent
- The University of Strathclyde
- The Innovo Building
- High Street Train Station
- Unite Students' and 'Fresh Students' student apartment buildings each housing several hundred students.
- A large 'Moxy' Hotel
- Glasgow City Council Offices
- An extensive range of Shop, Bars and Restaurants surrounding.

DESCRIPTION:

Located on the ground floor of a 9 storey student accommodation block which is home to a high number of students. The subjects feature a wide 25m curved frontage facing directly onto High Street. The property is in shell condition and has a double height ceiling in the curved section with the potential for a mezzanine to be installed.

The property has the following approximate Gross Internal Area:

Ground Floor: 4,400 sq ft 408.8 sq m

PLANNING:

The premises have planning consent for use within Class 1A (retail), Class 3 (Café- Seal Unit Cooking Only) and Class 10 (Place of worship). The premises may be suitable for a wider range of uses, however interested parties are advised to make their own enquiries to the local planning department.

PRICE:

Offers in excess of £550,000 are invited for our client's heritable interest.

BUSINESS RATES:

The property has not yet been rates assessed.

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 & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

EPC:

Rated F. Full Energy Performance Certificate available upon request.

CONTACT DETAILS:

For further information or to arrange a viewing, please contact Savills.

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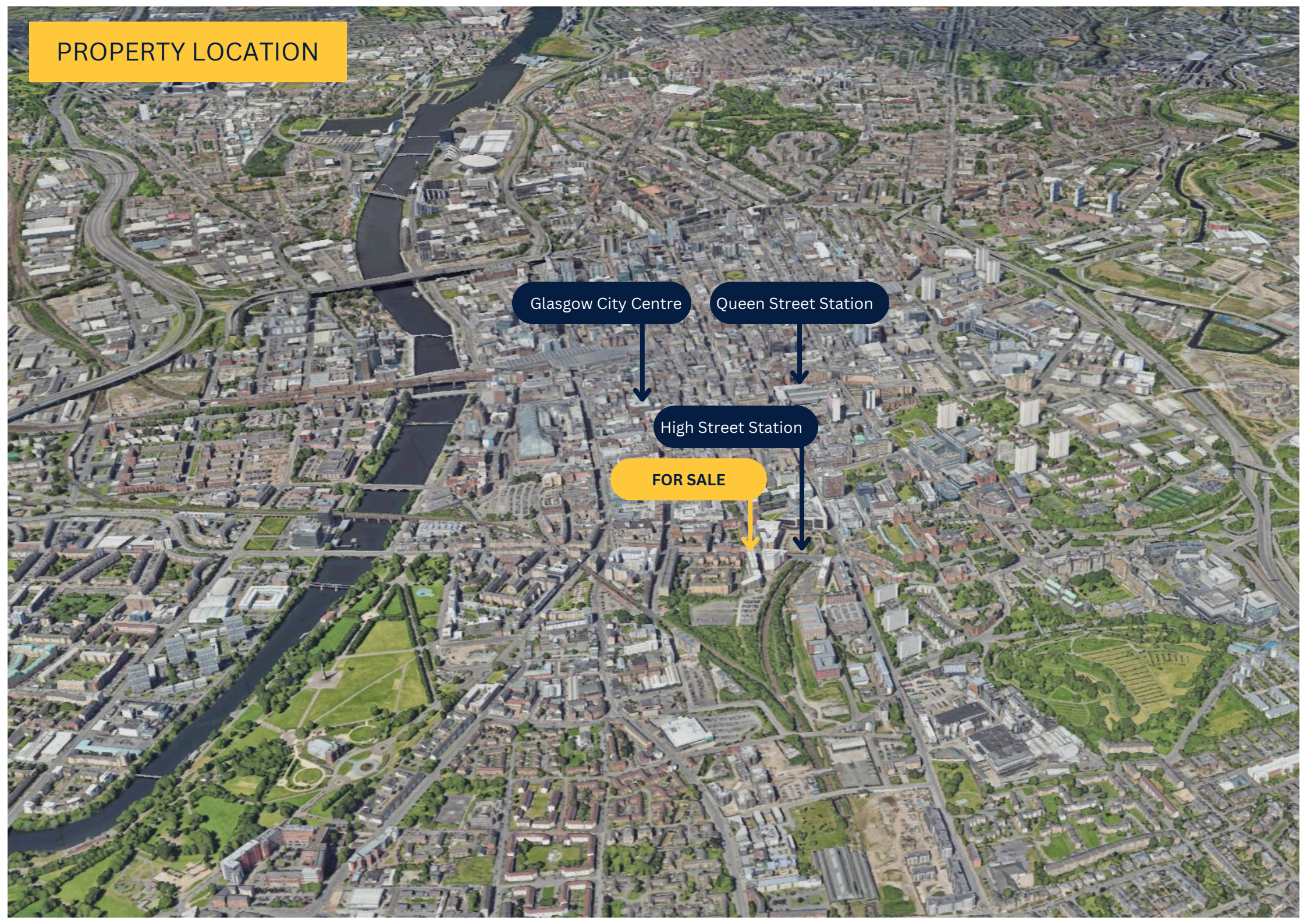
PROPERTY LOCATION

Glasgow City Centre

Queen Street Station

High Street Station

FOR SALE



LOCAL AREA

MOXY Hotel & Council Offices

Collegelands Student Accommodation

Unite Student Accommodation

High Street Station

ALDI & Pharmacy

Collegelands Park Residential Development

University of Strathclyde

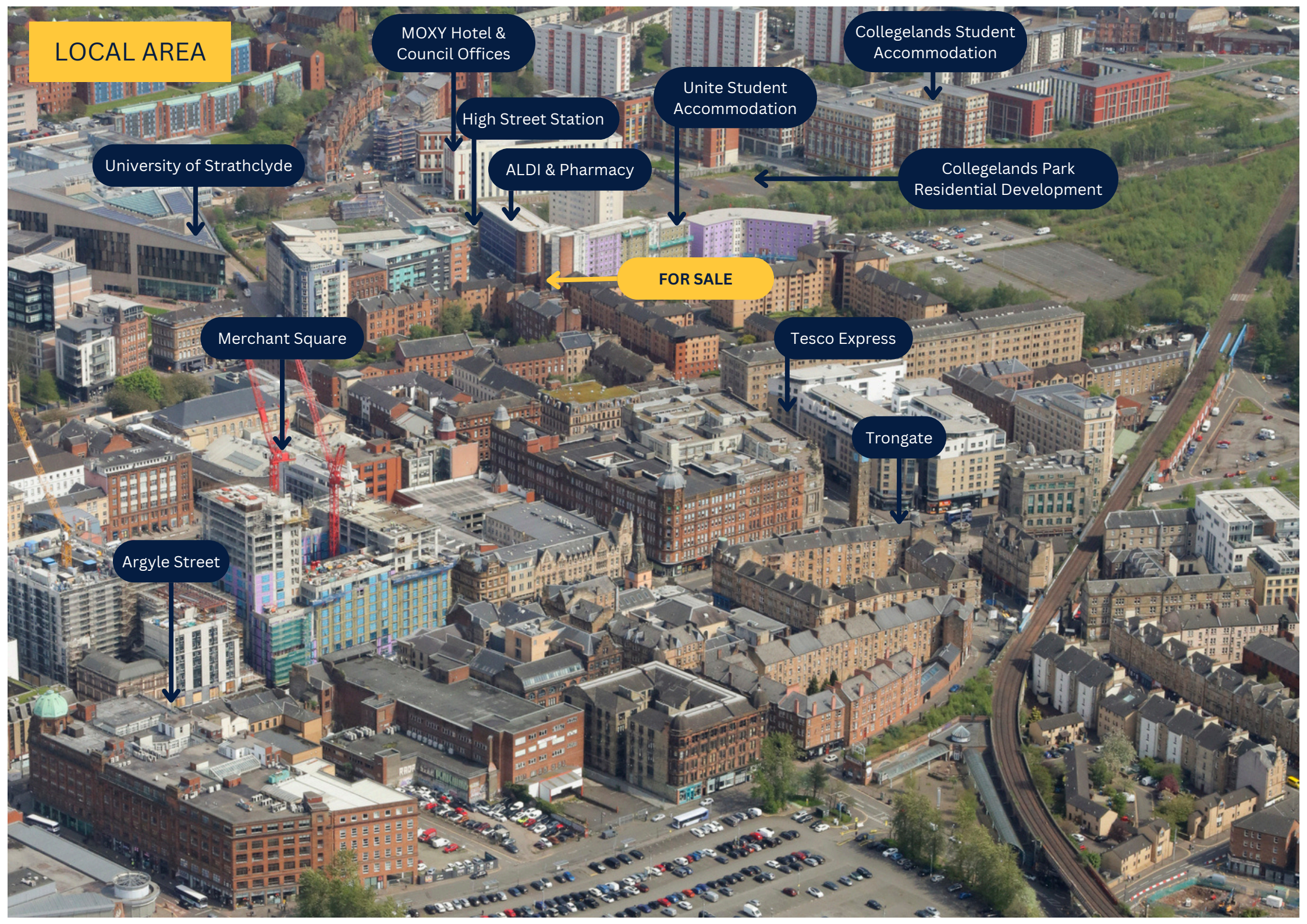
FOR SALE

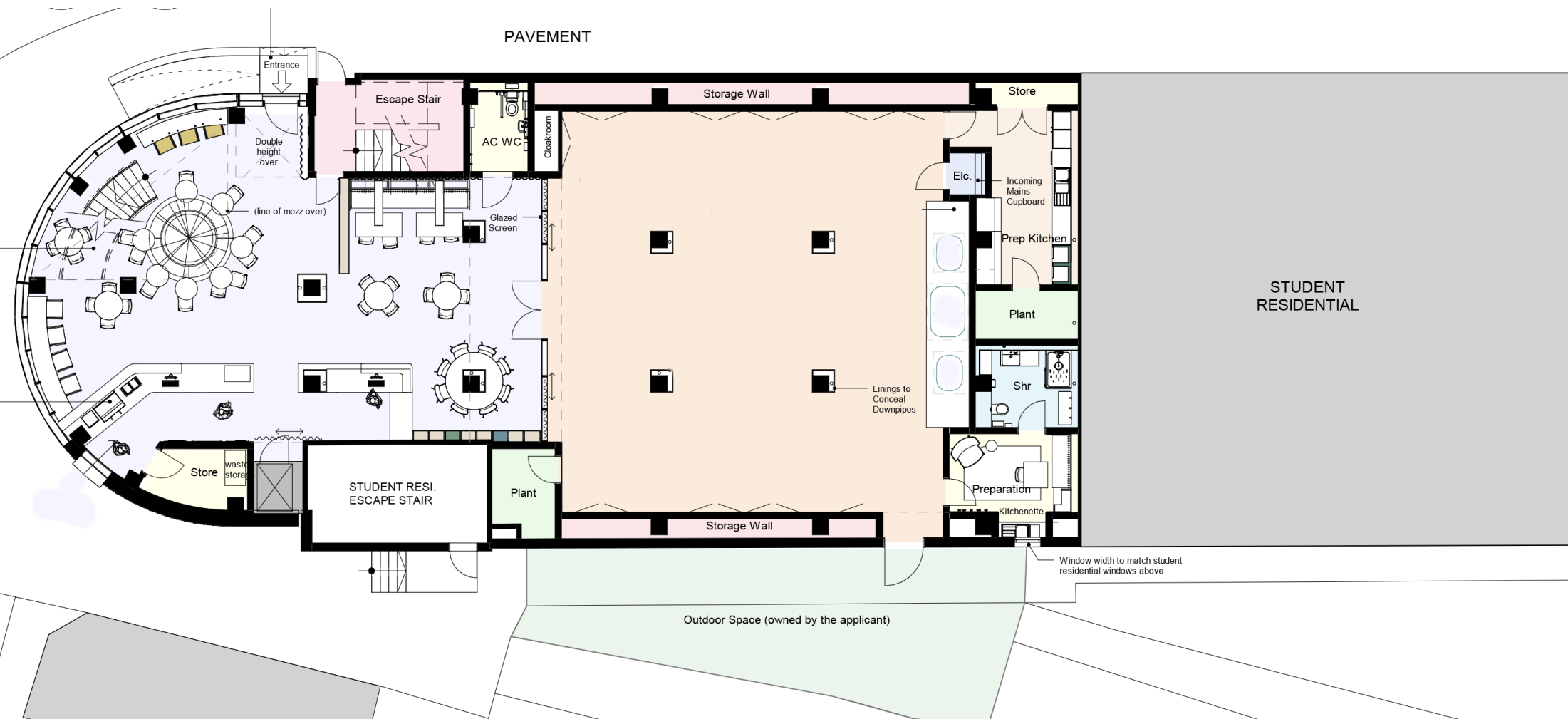
Merchant Square

Tesco Express

Trongate

Argyle Street





Plan not to scale.

Layout is purely indicative - accommodation is fully open plan at present.

IMPORTANT NOTICE

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