

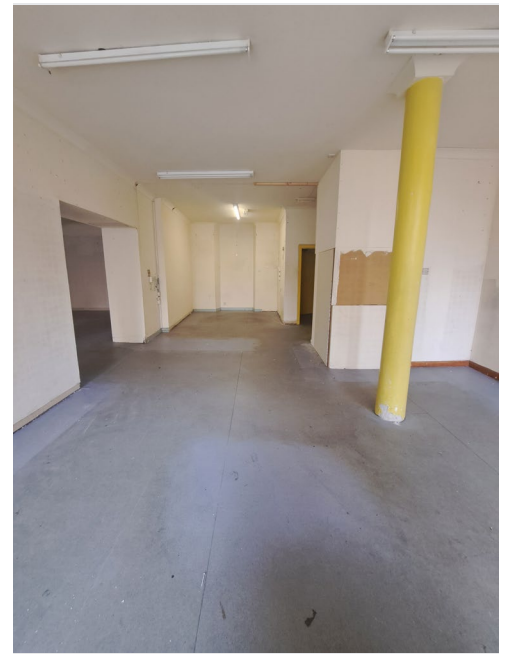


## 31-35 Parnie Street, Glasgow, G1 5LS

- Retail premises arranged over ground and basement levels
- Close proximity to Glasgow city centre
- Unit extends to approximately 161.03 sq. m. (1,733 sq. ft.)
- New FRI lease available
- Rental offers in the region of £18,000 per annum, exclusive of VAT







### LOCATION

The subjects are located in the south eastern section of Glasgow city centre and are situated on the south side of Parnie Street in close proximity to Trongate and the Merchant City. Public transport links, including Argyle Street and St Enoch Subway stations are both within walking distance.

### DESCRIPTION

The subjects comprise a double retail unit arranged over ground and a storage area basement level within a four storey traditional tenement building. The property benefits from open plan retail space with large display windows and two entrance doors. There is ancillary storage in addition to toilet facilities located towards the rear of the property. Neighbouring tenants include a mix of independent retailers and the property would suit a variety of retail uses.

### ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal area:

	SQ.M.	SQ.FT.
Ground	103.75	1117
Basement	57.28	616
<b>TOTAL</b>	<b>161.03</b>	<b>1,733</b>

### LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

### RENT

Rental offers in the region of £18,000 per annum, exclusive of VAT. Please contact us for an Offer to Let form.

As part of any letting, it is likely that our client will require an advance rental payment. Full details are available from the letting agents.

### RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £15,600.

The poundage rates for 2024/2025 is £0.498 in the pound.

### VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

### ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

To arrange a viewing please contact:



**Louise Gartland**  
Commercial Agent  
louise.gartland@g-s.co.uk  
07917 684 033



**Emma Smith**  
Commercial Agent  
Emma.Smith@g-s.co.uk  
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### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2025