

## TO LET

### CITY CENTRE RETAIL UNIT

**23 Renfield Street, Glasgow, G2 5AH**



#### LOCATION

Glasgow is Scotland's largest city and benefits from an immediate population of approximately 660,000 people and an estimated shopping catchment of 2 million.

The subjects are situated on the west side of Renfield Street, in the heart of Glasgow City Centre by the block bounded by Gordon Street to the south and St Vincent Street to the north. Glasgow Central Station is approximately 150 yards to the south of the subjects.

Nearby occupiers include, Moss Bros, Stewart Travel, Tesco Express, Greggs and Ladbrokes.

## Description

The subjects comprise a self-contained retail premises arranged over ground floor, where upper floors are earmarked for future office redevelopment.

The subjects have been measured in accordance with the RICS Code of Measuring Practice, 6<sup>th</sup> Edition;

Floor	sq m	sq ft
Ground	61.30	(660)

## Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2019 is £18,800.

Each new occupier has the right of appeal against this figure. Based on a rate poundage of 0.49p this rateable value will result in an estimated rates liability in financial year 2019/20 of £9,212.00

## Term

The subjects are available to lease on standard, Full Repairing and Insuring terms for a period of negotiable duration. It is anticipated that the minimum period of lease will be 10 years.

## Rent

Offers over £27,500 per annum.

## Costs

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

## Energy Performance Certificate

Full Energy Performance Certificate available on request.

## VAT

All prices, rents, etc, are quoted exclusive of VAT which will be charged at the prevailing rate.

## Viewing & Further Information

All viewing and further information is via the joint letting agents.

### Gordon Nicolson

HSA Retail

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### Innes Flockhart

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Stelmain

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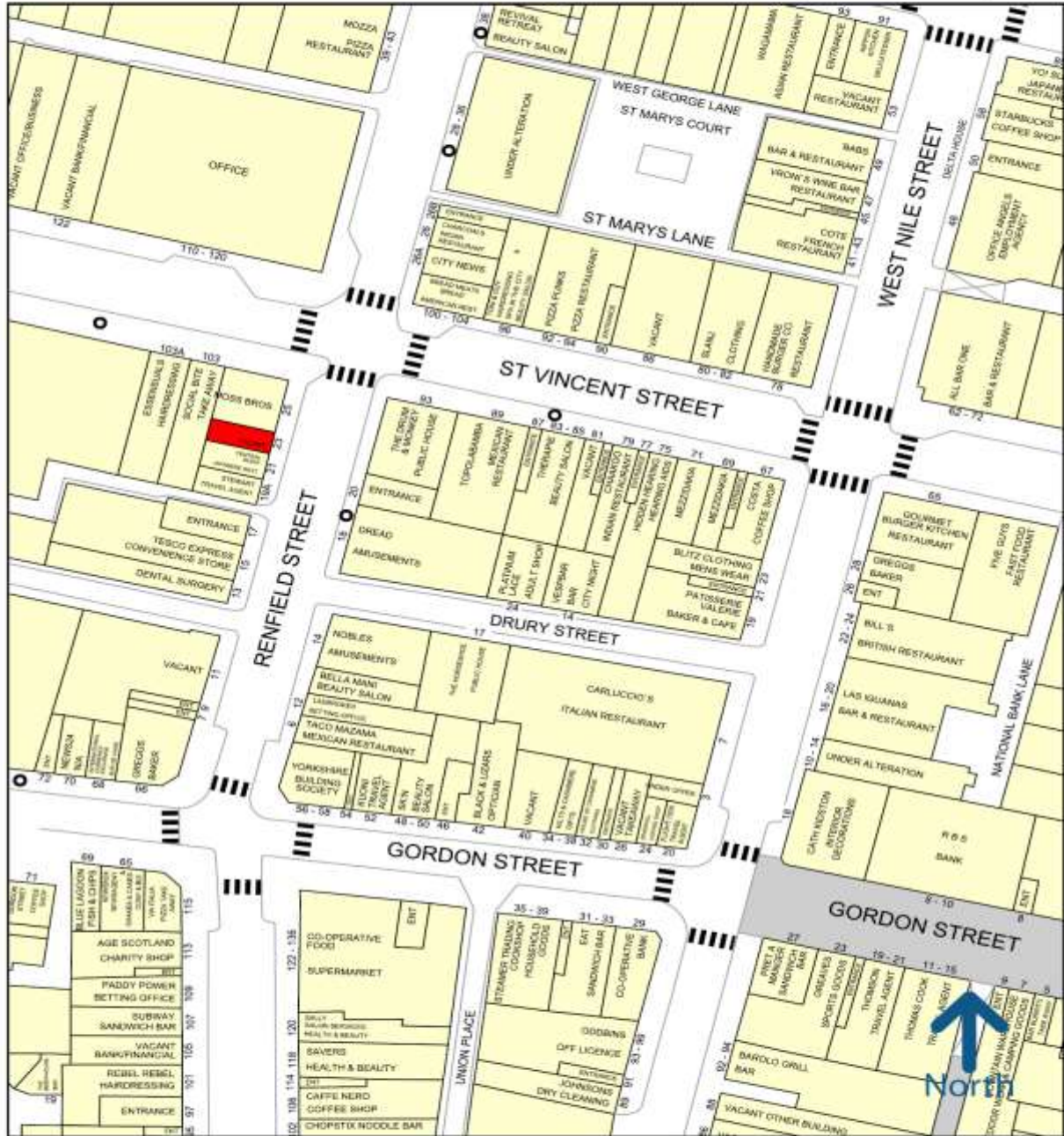
Email: [gw@stelmain.com](mailto:gw@stelmain.com)

Subject to Contract  
Date: 29 Jun 2019

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Glasgow Central



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