To Let

92 Gordon Street Glasgow G1 3RP



Prime Retail Unit in city centre – opposite Central Station Return Frontage Rent: Offers over £75,000 per annum GIA: Ground 1,064 sq ft / Basement 1,016 sqft

Location

Glasgow is Scotland's largest city with a population of approximately 660,000 and an estimated shopping catchment of 2 million.

The premises occupy a prominent corner location on Gordon Street and Hope Street in the heart of the city centre and is situated opposite Central Station and the Grand Central Hotel. The premises therefore is ideally located to take advantage of the daily passing commuter trade.

Nearby occupiers include Tesco, Sainsburys, Greggs, Ladbrokes, William Hill, Betfred, Sexy Coffee and Caffe Nero.

Accommodation

The premises comprise a double fronted retail premises arranged over ground and basement floors within a 4 storey red sandstone building. The premises benefit from a return frontage onto Hope Street.

The premises extend to the following approximate areas:

Ground Floor: 1,064 sq ft / 98.86 sqm Basement: 1,016 sq ft / 94.40 sqm

Rent

Offers over £75,000 per annum

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: £54,000 UBR (2025/26): £0.554 Rates Payable: £29,916 pa

Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent. Interested parties are advised to speak directly to the Local Planning Authority.

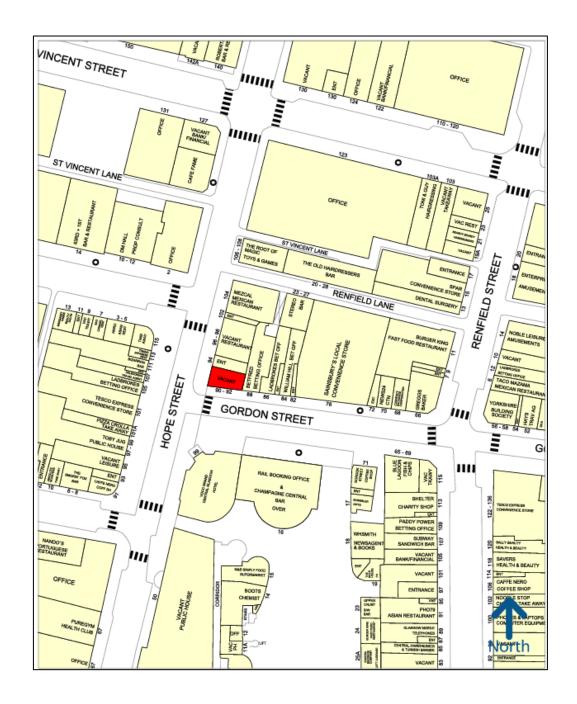
EPC

On application

Legal Costs

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





Viewing strictly by appointment with BRITTON PROPERTY

Andrew Britton

T. 07990 505 421

E. andrew@brittonproperty.co.uk

Important Notice

BRITTON PROPERTY, their clients and any joint agents give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and BRITTON PROPERTY have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.