



## 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 Caffè 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 incoming tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



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**Viewing strictly by appointment with BRITTON PROPERTY**

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