

PRIME RETAIL UNIT

- > NIA: 174.14 SQ M (1,874 SQ FT)
- > PRIME RETAILING POSITION
- > EXCELLENT TRANSPORT LINKS
- > ADJACENT TO ALL CITY CENTRE AMENITIES
- > MAY BE SUITABLE FOR ALTERNATIVE USES
- > RENT: £35,000 PAX



TO LET

38 ST ENOCH SQUARE, GLASGOW, G1 4DF

CONTACT: Adam Honeyman MA (Hons) MRICS, a.honeyman@shepherd.co.uk, 0141 331 2807. www.shepherd.co.uk



LOCATION

The subjects are located on the west side of St Enoch Square directly opposite St Enoch Shopping Centre in the heart of Glasgow City Centre. The subjects are positioned at the southernmost end of Buchanan Street and adjacent to Argyle Street, two of the city's busiest retailing areas. St Enoch Square is centrally positioned within the busy shopping district.

The subjects benefit from excellent transport links with recently refurbished St Enoch underground station situated immediately opposite the subjects. In addition, Glasgow Central and Queen Street stations are located only a short distance away. Plentiful car parking is also available with a number of multi-storey car parks situated nearby at St Enoch Centre, Howard Street and Jamaica Street.

The adjacent street plan illustrates the approximate location of the subjects for information purposes.

DESCRIPTION

The subjects comprise a ground floor and basement retail unit situated within an attractive blonde sandstone, 6 storey office building. The premises benefit from a prominent display frontage onto St Enoch Square. The unit is accessed by means of a centrally positioned recessed doorway with two prominent glazed display windows on either side of the entrance door. Internally the unit provides an open plan retailing space, towards the rear of the unit is a storage space and an internal staircase leading to the basement where WC facilities are located and a further storage space.

RENTAL

We are seeking rental offers in excess of **£35,000 pax.**

RATING

The premises are entered in the current Valuation Roll with a rateable value of £41,750.

PLANNING

We understand that the property has Planning Consent for its existing use as a (Class 1) retail unit. It will be incumbent upon any prospective tenant to satisfy themselves in this respect.

EPC

A copy of the EPC is available upon request.

VAT

We have been advised that VAT is applicable on the price/rent.

LEGAL COSTS

Each party will be responsible for their own reasonably incurred legal costs relative to the transaction.

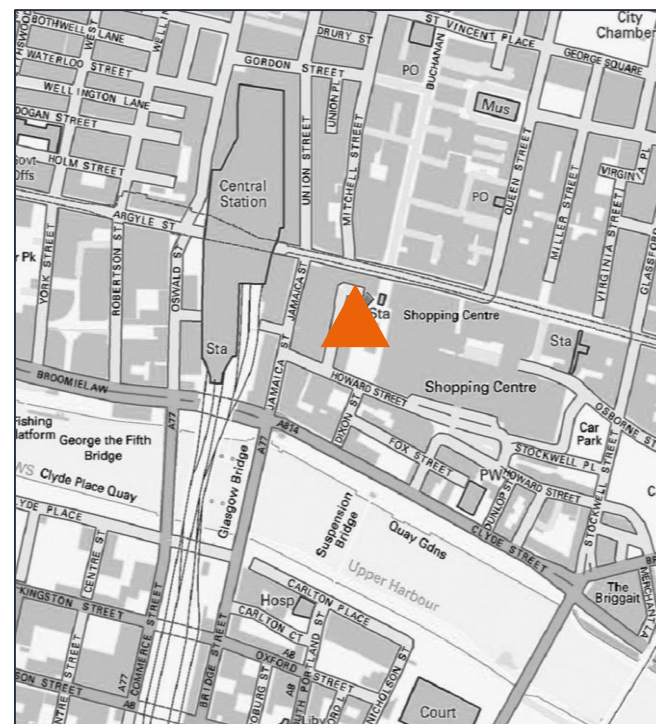
ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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From measurements taken on site and in accordance with the RICS code of measuring practice (6th edition), we calculate the subjects extend as follows:

ACCOMMODATION	SqM	SqFt
TOTAL	174.14	1,874



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 5th Floor, 80 St. Vincent Street, Glasgow, G2 5UB
Adam Honeyman MA (Hons) MRICS, a.honeyman@shepherd.co.uk, 0141 331 2807

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **REVISED: FEBRUARY 2020**

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