

FOR SALE SUBSTANTIAL REDEVELOPMENT OPPORTUNITY IN GLASGOW CITY CENTRE

**218-224
SAUCHIEHALL
STREET
GLASGOW G2 3HQ**

- Superb corner location on Glasgow's busiest retail thoroughfare
- Flagship retail premises
- Extending to approximately 46,500 sq ft over 6 floors



UNIQUE DEVELOPMENT OPPORTUNITY

CBRE are delighted to offer this unique development opportunity to the market, acting on the instructions of Dunnes Stores.

The building occupies an imposing corner position on the pedestrianised Sauchiehall Street, the busiest retail thoroughfare in the city centre, and offers scope for development for a variety of end uses.



218-224 SAUCHIEHALL STREET

Glasgow is Scotland's largest city, with a population of approximately 660,000, and an estimated shopping catchment of 2 million within a 20 minute drive time. The city is well served by public transport with two mainline train stations, a subway network and a number of bus routes which run through the city centre.

The subjects are located in the heart of Glasgow city centre and occupy a highly prominent corner position at the junction of Sauchiehall Street and Cambridge Street. Located on the pedestrianised section of Sauchiehall Street, the property benefits from high levels of footfall which exceed that of Buchanan Street.

Glasgow city centre is widely regarded as the 2nd best retail centre in the UK after central London in terms of CACI ranking. Sauchiehall Street comprises a well established mix of retail and leisure operators with nearby occupiers that include **Tesco**, **Primark**, **Boots**, **Marks & Spencer**, **Waterstones**, **TK Maxx** and **Sports Direct**.





DESCRIPTION

The subjects comprise the former Dunnes retail store, arranged over basement, ground and four upper floors, benefiting from an attractive Art Deco main and return frontage, which provides excellent levels of natural light to all upper floors.

The building is accessed by automatic slide doors on Sauchiehall Street and by a dedicated main entrance at the corner of Sauchiehall and Cambridge Street.

Internally, the subjects provide open plan retail space at basement, ground, first and second floors. The third and fourth floors were used by the previous occupier as staff and storage areas and are arranged on an open plan basis. The premises benefit from separate customer and service lifts and elevator access between floors.

The building is not Listed but is located within the City Centre Conservation Area.

ACCOMMODATION

The subjects are arranged over 6 floors and extend to the following approximate gross internal areas:

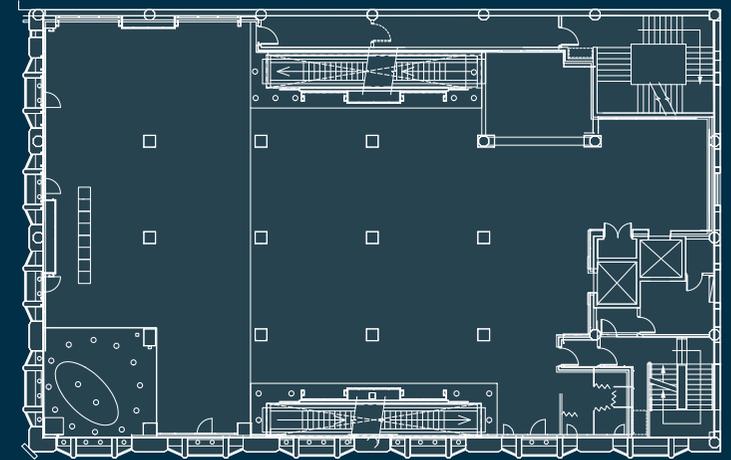
FLOOR	SQ FT	SQ M
Fourth	7,642	710
Third	7,642	710
Second	7,642	710
First	7,642	710
Ground	7,976	741
Basement	8,030	746
Total	46,576	4,327

**218-224
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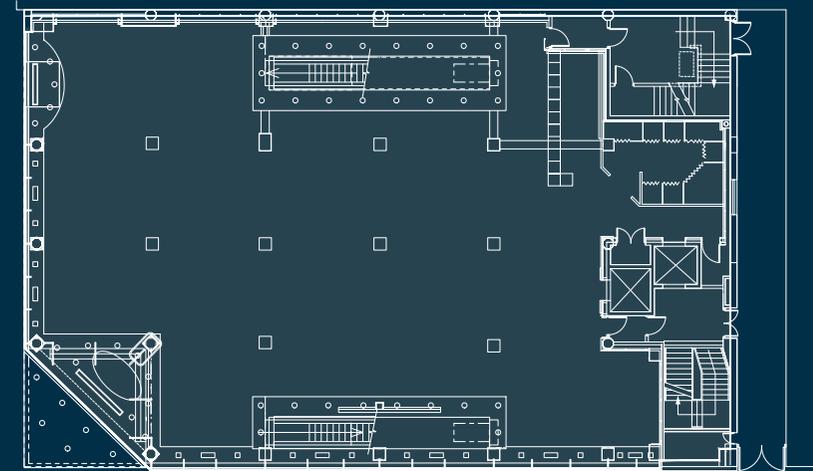
FLOOR PLANS

For indicative purposes only; full plans available on request from the selling agents.

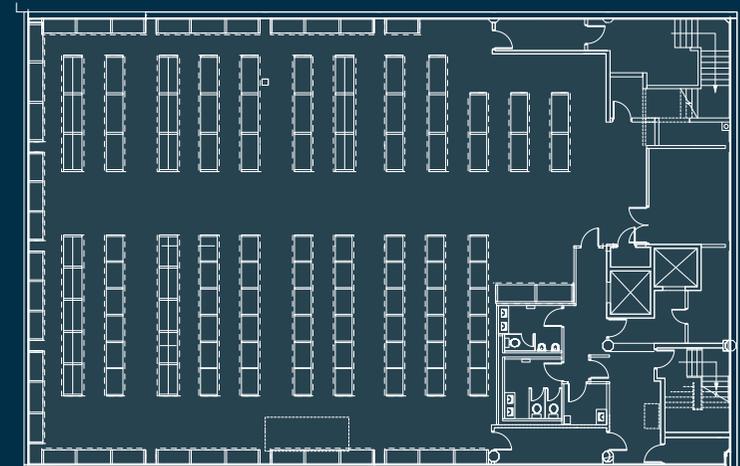
1ST - 4TH FLOORS



GROUND FLOOR



BASEMENT



218-224 SAUCHIEHALL STREET

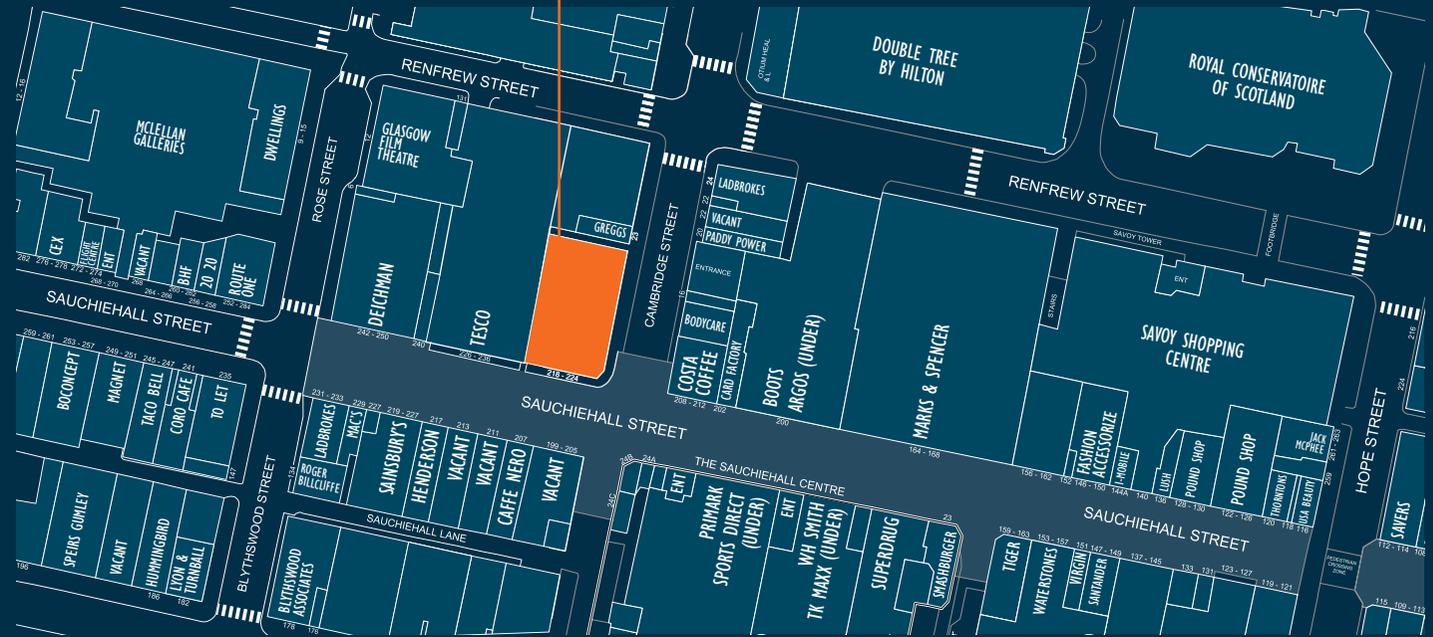
PLANNING

The building currently benefits from Class 1 (Retail) consent under the Use Classes Scotland Order.

Subject to the necessary consents, we are of the view that the building offers potential for a number of alternative uses including office, hotel, student and private residential. Parties interested in alternative use are advised to speak directly to the local planning authority.

TERMS

Offers are invited in respect of our client's Heritable interest. It is likely that a closing date will be set in due course and as such, interested parties are advised to note their interest in writing with the Sole Selling Agents.



VENDORS PACK

Our clients have instructed the creation of a vendors pack, which includes a Report on Title and full drawings package. For provision of a vendors pack, please contact the sole selling agents.

RATING

The subjects are entered in the current Valuation Roll at a Rateable Value of £455,000. The property will require to be reassessed following any reconfiguration or development.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The purchaser will be responsible for any LBTT incurred.

VIEWING & FURTHER INFORMATION

Strictly by contacting the Sole Selling Agents.

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