

UNIT 15 BUCHANAN GALLERIES GLASGOW G1 2GF

ON THE INSTRUCTIONS OF AURUM GROUP LTD
CONFIDENTIALLY AVAILABLE
PROMINENT CLASS A1 PREMISES



LOCATION

Glasgow is the largest city in Scotland with a population of 580,000 and a shopping catchment in excess of 2 million. Buchanan Galleries is Glasgow's prime shopping centre, occupying a central position at the top of Buchanan Street, at the junction with Sauchiehall Street. The premises benefit from a return frontage, situated by John Lewis with nearby retailers including River Island, Hollister, Pandora, Bux Avenue, Boots and Next.

LEASE

The premises are held on an effectively full repairing and insuring lease for a term of 25 years from February 1999 expiring 15 February 2024, subject to 5 yearly rent reviews.

RENT

£216,500 pax.

PREMIUM

Offers are invited for our client's leasehold interest.

SERVICE CHARGE

£16,624 per annum.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in the transaction.

VAT

VAT will be charged at the appropriate rate, if applicable.

ACCOMMODATION

The premises are arranged on one level having the following approximate area;

Ground Floor	1,850 sq ft	171.82 sq m
--------------	-------------	-------------

RATES

Rateable Value		£149,000
UBR 2018/19		50.6p in the £
Rates Payable 2018/19		£75,394

Transitional relief has not yet been applied to the above so therefore interested parties are advised to verify these figures by contacting the local authority, Glasgow City Council, 0141 287 2000.

EPC

An EPC will be made available upon request.

VIEWING

Strictly by appointment through the assignor's sole agents as staff are unaware of the impending sale.

CONTACTS

Jonathan Cowan	jsc@stephenkane.co.uk
George Brooke	georgebrooke@stephenkane.co.uk
Tom Gosden	tomgosden@stephenkane.co.uk

61 Queen Anne Street, London W1G 9HH Tel: 020 7224 0101 Fax: 020 7224 0406

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation, or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings.



For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011