



AVAILABLE TO LET

70 Mitchell Street Glasgow G1 3LX

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Leisure under offer, 7,898 sq ft, £125,000 per annum

For more information visit <https://realla.co/m/34743-70-mitchell-street-glasgow-g1-3lx-70-mitchell-street>

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City centre office with potential Restaurant consent

The unit is situated on the ground floor of the historic Lighthouse Building, which was the first public commission completed by Charles Rennie Mackintosh. The Lighthouse acts as a beacon for creative industries in Scotland, housing a visitor centre, offices and exhibition space.

The subjects comprise the ground and basement floors of the seven storey red sandstone Category B listed building. Access is provided via two private entrances from Mitchell Street with a staircase providing access to the basement floor.

The accommodation benefits from original exposed brick features, a mixture of both open plan and separate offices suites, two kitchens and male, female and disabled toilets. The premises is fitted with air-conditioning on both levels and strip lighting.

The property is currently operating under Class 2 office consent, however, from initial discussions with the Planning department there is potential for a change of use to accommodate restaurant consent.

Highlights

- Prime city centre location
- Potential for Class 3 consent
- NIA: 7,898 sq. ft. or thereby
- Offers in the region of £125,000 p.a.

Property details

Rent	£125,000 per annum
Rateable value	£114,000
Building type	Leisure
Planning class	Class 2 Potential for change of use to Restaurant
Available from	02/01/2017
Size	7,898 sq ft
VAT charges	Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax(VAT).
Lease details	The premises are offered on Full Repairing and Insuring terms.
EPC certificate	Available on request

More information

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Contact us

Graham + Sibbald

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Strictly by appointment through Graham + Sibbald.

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