



176 Hope Street, Glasgow, G2 2TU

City Centre Location

- Well Established Bridal Store
- Ground & Basement
- 2,699sq ft
- V.A.T. Free
- Rent: £30,000p.a

LOCATION

The subjects occupy a highly visible pitch in the heart of Glasgow City Centre, on the east side of Hope Street, at it's corner with Bath Lane. The immediate surrounding area is home to a number of large scale office developments offering a large immediate catchment, and also to a number of retail, hotels and restaurants including Apex Hotel, The Pot Still, The Amber Regent and many others. Glasgow Central & Queen Street Stations, as well as Buchanan Street underground, are all within short walking distance. Various bus routes run on Hope Street which is one of the main pedestrian routes linking Sauchiehall Street to Argyle Street within the City Centre.

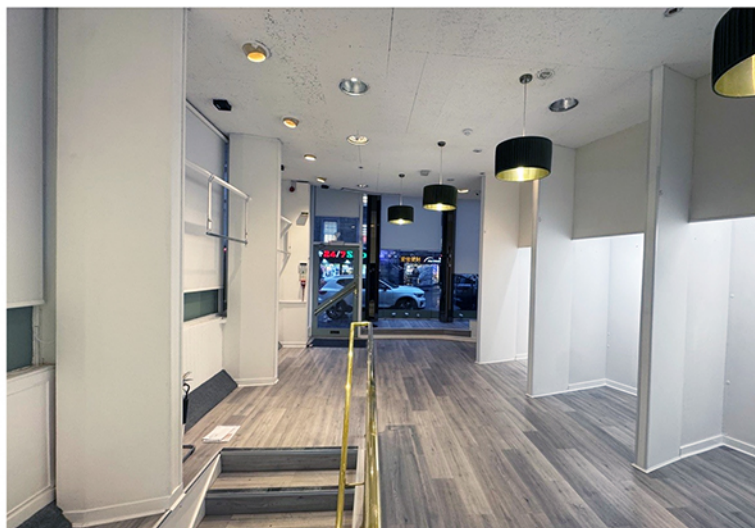
PROPERTY

The subjects comprise the ground and basement level retail premises forming part of a larger traditional four storey building. The upper floors comprise several office suites with a range of businesses in occupation.

The subjects benefit from a large impressive glazed frontage on Hope Street. Internally, the subjects provide display areas, fitting rooms and office on the ground floor as well as a unique large fitting/storage space in the basement level, where there are also staff facilities and WCs. The premises have the added bonus of loading from Bath Lane to the side elevation which increases suitability for alternative uses including restaurant and bar.

AREA

Ground: 60.83sqm (654sq ft)
Basement: 189.93sqm (2,045sq ft)
Total: 250.76sqm (2,699sq ft)



176 Hope Street, Glasgow, G2 2TU

City Centre Location

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for £30,000p.a.

V.A.T.

We have been advised the property is not elected for V.A.T

LEGAL

Each party shall bear their own legal costs incurred in the transaction

TSA Property Consultants

162 Buchanan Street
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)

Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.