

Ryden.co.uk

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To Let Retail Unit



116-118 George Street
Glasgow G1 1RF

- NIA: 1,690 sq ft (157 sq m)
- Close to University Campus with c. 25,000 students
- Nearby retailers include Pizza Hut, Greggs, STA Travel, William Hill, OAKA Supermarket and Sainsburys

Viewing strictly by appointment
with letting agents.

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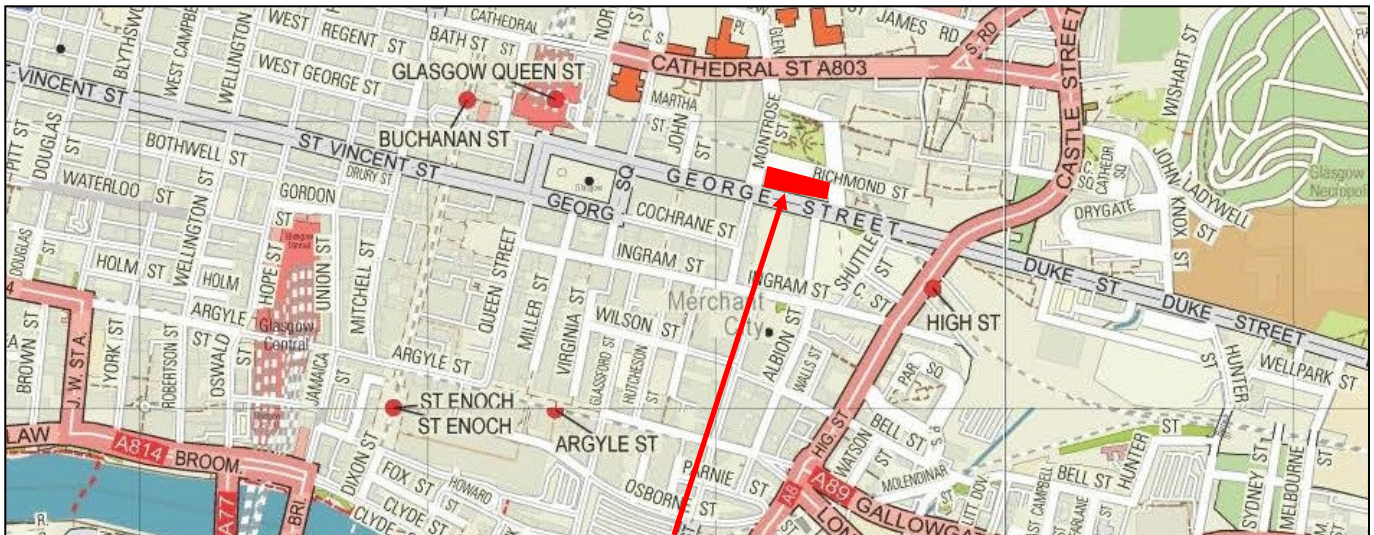
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OAKA	STA TRAVEL	VACANT	VACANT	Entrance	Car Park	VACANT	Pizza Hut	Greggs	Marketing Suite	Merchant Studios	VACANT	Goodbite	Joanne	William Hill	Convenience	Best One	Take Away	Madisons
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LOCATION

The subjects are located on George Street within a 2 mile walk of George Square and Queen Street Station. George Street is one of the main arterial routes from the city centre to the east.

The subjects are located within a parade of retail units and benefit from close proximity to the University of Strathclyde which has in excess of 25,000 students.

Nearby retailers include Sainsburys, STA Travel, OAKA Chinese Supermarket, William Hill, Madisons Takeaway, One Stop, Pizza Hut & Greggs.

DESCRIPTION

The subjects comprise a ground floor retail unit situated below an NCP operated car park.

The property has the benefit of a double frontage and is available for immediate occupation.

ACCOMMODATION

The subjects have the following approximate areas:-

Ground Floor	1,690 sq ft	157 sq m
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LEASE

The subjects are offered on the basis of a new Full Repairing and Insuring lease incorporating 5 yearly upward only rent reviews, for a term to be agreed.

RENTAL

Rental offers in excess of £34,000 per annum exclusive are invited.

RATING

We understand from the Local Assessor's website that the subjects have the following rating assessment:-

Rateable Value	£32,250
UBR (2015/16)	£0.493
Rates Payable	£15,899.25 (exclusive of water / sewerage)

ENERGY PERFORMANCE RATING

EPC Rating = E

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with an ingoing tenant/purchaser being responsible for any Stamp Duty Land Tax, recording dues and VAT as applicable.

VALUE ADDED TAX

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

VIEWING / FURTHER INFORMATION

Strictly through the sole letting agents:-

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Date of Revision: January 2017