



86 James Watt Street, Glasgow

- City Centre Location
- Adjacent to IFSD
- Approximately 94.30 Sq. M (1,015 sq.ft.)
- Significant development and regeneration underway nearby.
- Large workforce in surrounding locations

LOCATION

The premises are located on the east side of James Watt Street, just south of its junction with Argyle Street, in the heart of Glasgow city centre. The surrounding area is experiencing continuing development, with residential, office, retail and leisure occupiers vying for representation. Surrounding retail and commercial occupiers include Costa Coffee, Tesco Metro; William Hill; leisure occupiers include the Traders Bar and Piccolo Mondo Restaurant; Radisson Hotel and other coffee shops and bars.

DESCRIPTION

The premises comprise part of the ground floor of a five-storey former warehouse building of traditional construction refurbished in the 1980's with residential flats on the upper floors. The other parts of the ground floor trade as a restaurant and as a deli. Externally the property has a double display frontage with a recessed aluminium door both protected by roller shutters, and all under a painted lettered fascia board. The internal accommodation is comprised of a min sales area with ancillary staff toilets and kitchen.

ACCOMMODATION

We understand the property extends to the following Net Internal Area in accordance with the RICS Code of Measuring Practice, 6th Edition;
94.30 Sq. M (1,015 sq.ft.)

TERMS

Our clients are looking to lease the premises on a long term full repairing and insuring lease incorporating regular rent reviews. Offers in the region of £12,000 per annum are invited.



RATEABLE VALUE

We understand the subjects entered in the current Valuation Roll at a Rateable Value of £10,700

EPC

An EPC has been undertaken for this property and a copy is available upon request.

V.A.T.

Unless otherwise stated all figures, prices, etc., are quoted exclusive of VAT.

LEGAL COSTS

Each party will bear their own legal costs however the ingoing tenant will be responsible for LBTT, Extract Copies and VAT thereon.

To arrange a viewing please contact:



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