

TO LET – PRIME RETAIL

55-79 BUCHANAN STREET, GLASGOW, G1 3HL

(Subject to securing vacant possession)

Staff Unaware (Private & Confidential)



LOCATION

Glasgow is Scotland's largest city with a population of 660,000 and an estimated shopping catchment of 2 million within a 20 minute drive time. Buchanan Street continues to grow from strength to strength with recent new lettings including Victoria's Secret, Nespresso, Levi's and Hotel Chocolat.

The subjects occupy a 100% prime position on the west side of Buchanan Street with occupiers in the immediate vicinity including House of Fraser Department Store, Massimo Dutti, Ted Baker, Michael Kors and Molton Brown.

DESCRIPTION

The subject property comprises a highly prominent retail unit arranged over ground and first floor levels providing significant frontage onto Buchanan Street.

The premises have been measured in accordance with the RICS Code of Measuring Practice and estimate they extend as follows:-

Floor	Sq Ft	Sq M
Ground	2,332 sq ft	216.73 sq m
First	1,860 sq ft	172.86 sq m

TERMS

Subject to securing vacant possession the property is available by way of a new long term FRI lease operating 5 yearly upward only rent reviews.

Possession is available from October 2019.

RENT

Offers in excess of £450,000 pa are invited.

RATES

The current Rateable Value of the property £300,000. The UBR for 2018/2019 is 50.6p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

PLANNING

The property currently benefits from Class 1 (Retail consent). Interested parties are advised to make their own enquiries direct to the Local Planning Department in respect of alternative uses.

LEGAL COSTS

Each party will be responsible for their own legal costs in documenting the transaction. The ingoing tenant will be responsible for any LBTT and Registration Dues, if applicable.

ENERGY PERFORMANCE RATING

Full details available on request.



CONTACT US

Please note staff are unaware and any enquiries should be directed to:

CBRE Ltd

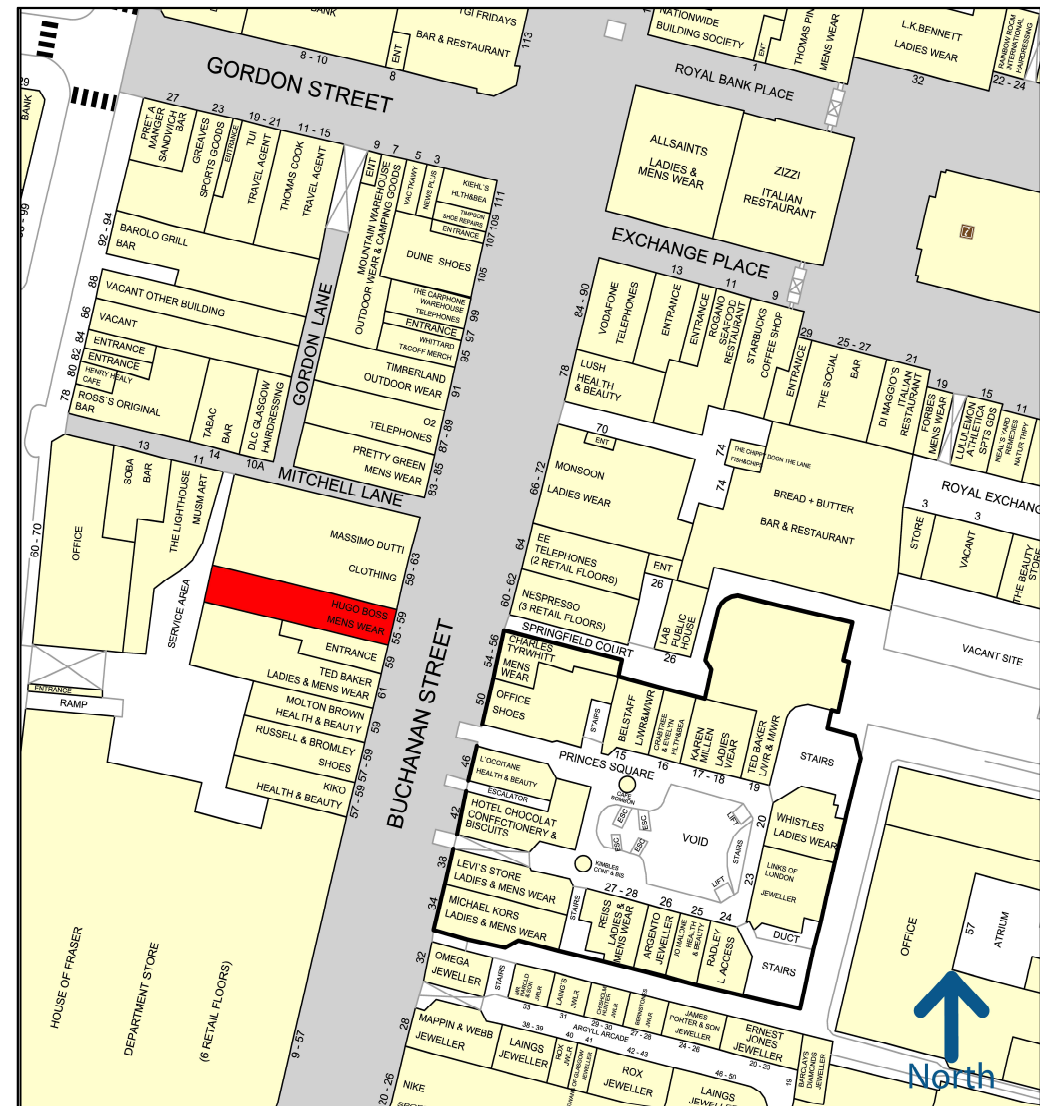
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