

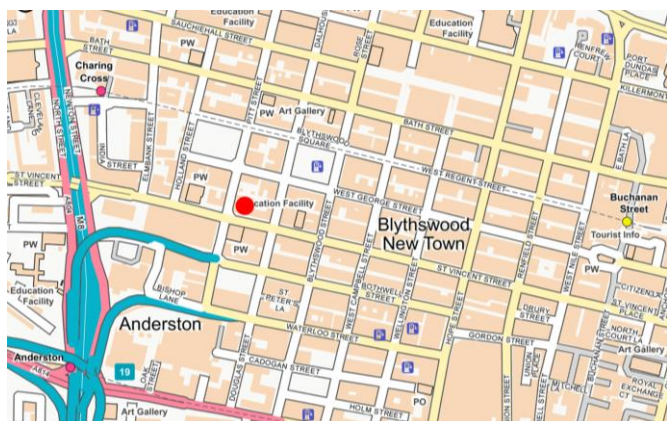


## 278 ST VINCENT STREET, GLASGOW, G2 5RL

To Let / May Sell – Lower Ground Floor Café Premises  
168.15 SQ M (1,810 SQ FT)

Conveniently located in the heart of Glasgow's city centre available for immediate occupation.

- Located in Glasgow's central business district
- Benefits from Class 3 / Coffee-Shop Consent
- Internally fitted as a café with seating capacity of 25+
- Lower ground floor unit capable of a range of uses such as office / studio / retail



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## Location

- Situated on the north side of St Vincent Street at its junction with Pitt Street within the heart of Glasgow's central business district
- Number of major nearby developments including;
  - 177 Bothwell Street to offer 313,000 sq ft Grade A offices
  - Pitt Street's former Glasgow police HQ undergoing a £105m private residential development
  - A new 252-bed hotel development on neighbouring block west of the subjects
- Close proximity to all Glasgow train stations, Buchanan Street and St Enoch underground station
- Easily accessible via Junction 19 of the M8 motorway

## Description

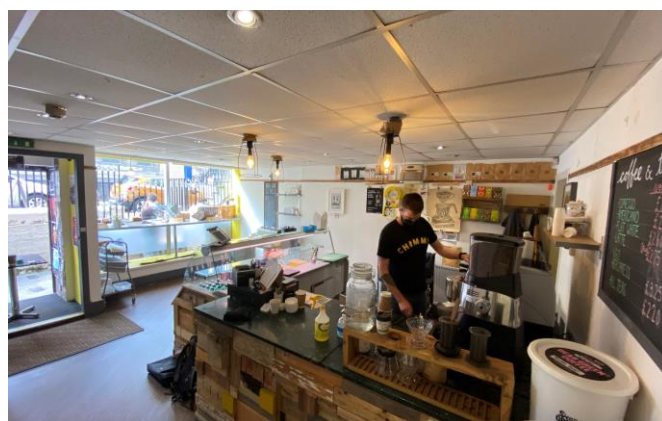
The subjects comprise a well presented café on the lower ground level of a three-storey townhouse.

Externally the subjects benefit from a large display window and single pedestrian access.

Internally there is a serving counter, waiting area and seating to the front and additional seating and kitchen / WC facilities to the rear.

## EPC

Available upon request



## Schedule of accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and calculate a net internal area of:

	Area (sq m)	Area (sq ft)
<b>NIA</b>	<b>168.15</b>	<b>1,810</b>

## Business Rates

The subjects are entered in the current Valuation Roll with a Rateable Value of £18,000.

Subject to fulfilling the set criteria some occupiers may qualify for 25% rates relief under the Small Business Bonus Scheme.

## VAT

The rent and purchase price is subject to VAT

## Terms

The subjects are available on FRI terms at a rent of £18,000 per annum.

Alternatively our client may consider disposing of their heritable interest in the subjects with quoting information available upon request

## Viewing

By appointment through the sole agents, Gerald Eve LLP.

**Gregor Brown**  
Tel. +44 (0)141 227 2375  
gbrown@geraldeve.com

**Sadik Chowdhury**  
Tel. +44 (0)141 227 2379  
schowdhury@geraldeve.com

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