

ON THE INSTRUCTION OF  
LONDON AND SCOTTISH INVESTMENTS



# UNIT 1 & 7A VIRGINIA STREET VIRGINIA COURT, GLASGOW, G1 1TS

## GERALDEVE

- Exclusive boutique location
- Limited availability
- Units available from 2,386 sq ft (221.67 sq m) to 4,952 sq ft (460.06 sq m) (subdivision may be possible)
- Use consent: Uses 1 to 4





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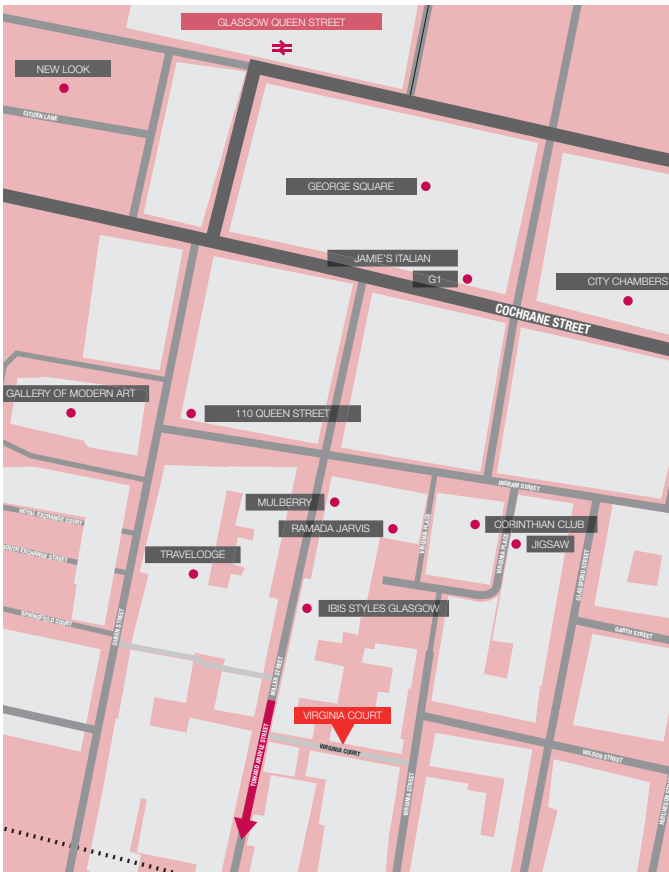
## GERALDEVE



Virginia Court is an exciting development within Glasgow's thriving Merchant City, in the heart of the City Centre. The boutique mall is set within an attractive courtyard overlooked by upmarket apartments and business space, blending modern and traditional buildings.

A strong mix of occupiers are located in and around Virginia Court. Occupiers within Virginia Court include Brutti Compadres, Cup/Gin 71, The Beauty Store and Mauge Style. Operators and nearby include Ibis Styles Hotel, Soho Pizza, Mulberry, Marks and Spencer, TK Maxx and the new Emporio Armani flagship store all within a one minute walk.

An exciting opportunity exists within the mall to capture the remaining accommodation of between 2,386 sq ft (221.67 sq m) and 4,952 sq ft (460.06 sq m) which also benefits from extensive frontage to, and direct access from Virginia Street as well as the mall itself. This space is suitable for a range of uses with Use consent ranging from Classes 1 to 4.



### Accommodation

Ground	2,566 sq ft	238.39 sq m
Lower Ground	2,386 sq ft	221.67 sq m
<b>Total</b>	<b>4,952 sq ft</b>	<b>460.06 sq m</b>

### Rating

The premises are yet to be assessed for rating purposes.

### Energy Performance Certificate

Available upon request

### Terms

The premises are available on a new Full Repairing & Insuring Lease for a period to be agreed. Disposal of the Heritable interest may also be considered. Quoting figures on application



### Viewing & Further Information

By appointment through the sole agents, Gerald Eve LLP.

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