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# VIRGINIA COURT

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BARS · RESTAURANTS · RETAIL

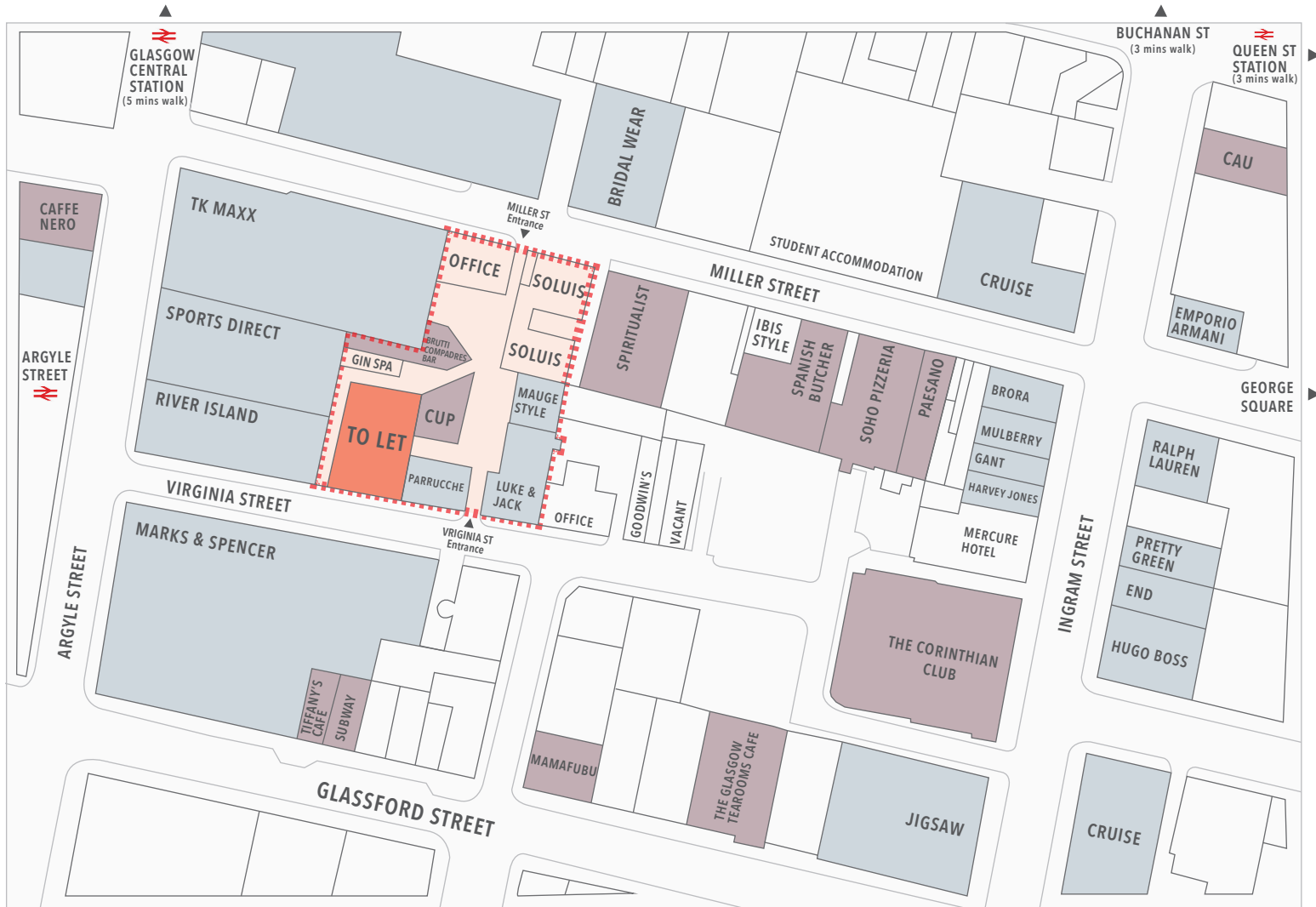
GLASGOW



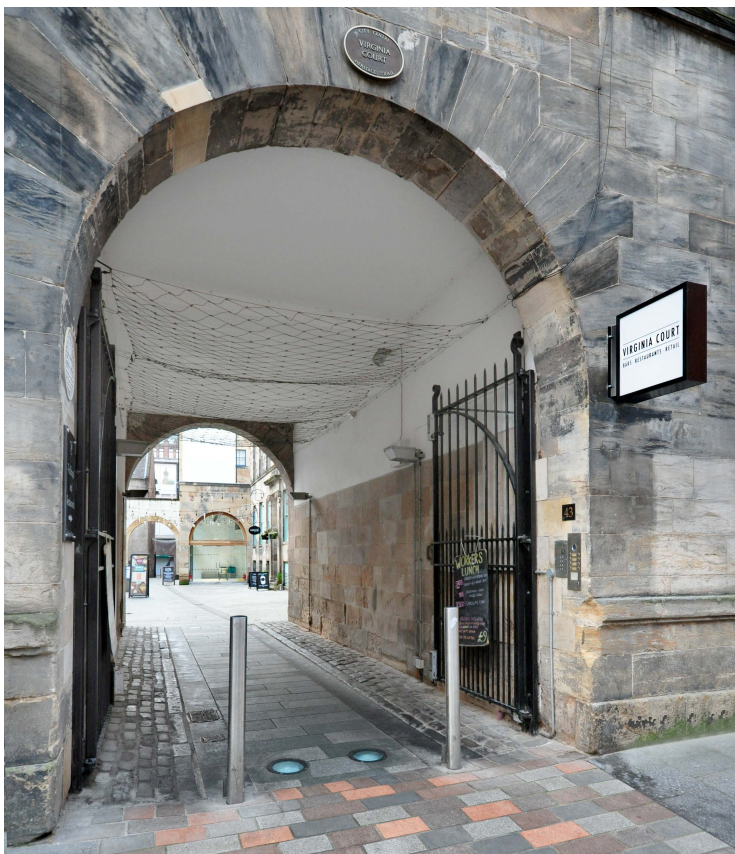
**GROUND AND BASEMENT UNITS**  
VIRGINIA STREET, VIRGINIA COURT,  
GLASGOW, G1 1TS

- ONE OF GLASGOW'S FASTEST GROWING LIFESTYLE/RETAIL DESTINATIONS
- LIMITED AVAILABILITY
- UNITS AVAILABLE FROM 2,386 SQ FT TO 4,952 SQ FT (subdivision may be possible)
- USE CONSENT: USES 1 TO 4

# LOCATION



- VIRGINIA COURT  
  - VACANT  
  - RETAIL  
  - RESTAURANT/CAFE  
 ⇄ - TRAIN STATION



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





Glasgow's population:  
615,070 (2016)  
fourth largest city in the UK

City Region Population:  
2.3 million  
fifth largest conurbation in the UK



Catchment Area:  
c. 420,300  
people of working age within a  
60 minute drive of the city centre

## DESCRIPTION

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

An exciting opportunity exists within the mall to capture the remaining accommodation of between 2,386 sq ft and 4,952 sq ft 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 and lower ground units available to let separately.

| FLOOR        | SQ FT        | SQ M          |
|--------------|--------------|---------------|
| GROUND       | 2,566        | 238.39        |
| LOWER GROUND | 2,386        | 221.67        |
| <b>TOTAL</b> | <b>4,952</b> | <b>460.06</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. Quoting figures on application.

## VIEWING & FURTHER INFORMATION

By appointment through the joint sole agents:

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