

# TO LET

Retail Premises

Units 4 & 5  
72-74 Queen Street  
Glasgow  
G1 3DN



## LOCATION

Glasgow is Scotland's largest city and benefits from a residential population in the order of 630,000 with a further catchment in excess of 2 million. The city is widely recognised as the UK's second retail centre after London.

The subjects are located on Queen Street, a busy arterial route within the heart of the city centre, situated below a 171-room Travelodge Hotel.

The subjects are within a few minutes' walk from George Square, Buchanan Street and the newly refurbished Queen Street Station (fifth busiest station in the UK with approximately 23 million passengers).

The Gallery of Modern Art is located diagonally opposite the subjects and other nearby occupiers include **Tesco Express**, **Caffe Nero**, **Armed Forces Careers Centre**, **Clydesdale Bank** and **Reiss**.

## DESCRIPTION

The subjects comprise a ground floor retail unit with storage and WC to the rear. The accommodation may be divided for multiple occupation.

## ACCOMMODATION

The subjects have the following approximate area:

Ground:	192 sq m	2,061 sq ft
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There is potential to sub-divide the units to provide the following areas:

Unit 1:	96 sq m	1,030 sq ft
Unit 2:	96 sq m	1,030 sq ft

## TENURE

The subjects are available on a new full repairing and insuring lease for a term to be agreed, subject to five-yearly upward only rent reviews.

## RENTAL

Available upon application.

07917 834 912  
www.ewanmackay.com

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