

## TO LET - OFFICE / RETAIL

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147 BATH STREET

GROUND FLOOR RIGHT, GLASGOW, G2 4SQ



### KEY HIGHLIGHTS

- 575 sq ft
- Located within prime section of Bath Street
- Internally provides two good sized rooms with excellent levels of natural daylight
- New FRI lease available - £12,000 per annum - no VAT
- Prominent ground floor retail / salon / gallery / office space available for immediate occupation
- Attractive common areas
- Eligible for 100% rates relief

## SUMMARY

Available Size	575 sq ft
Rent	£12,000 per annum
Rates Payable	£2,888.40 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£5,800
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## DESCRIPTION

Prominent ground floor retail / salon / gallery / office space available for immediate occupation.

Secure door entry system from street level leads into attractive common areas.

Internally provides two good sized office rooms.

Communal WCs found on ground floor.

## LOCATION

The subjects are located within the heart of Glasgow City Centre on the south side of Bath Street at its corner with West Campbell Street.

Highly convenient access to public transport links with Central Station, Queen Street Station and Buchanan Street Underground Station all within a 10 minute walk.

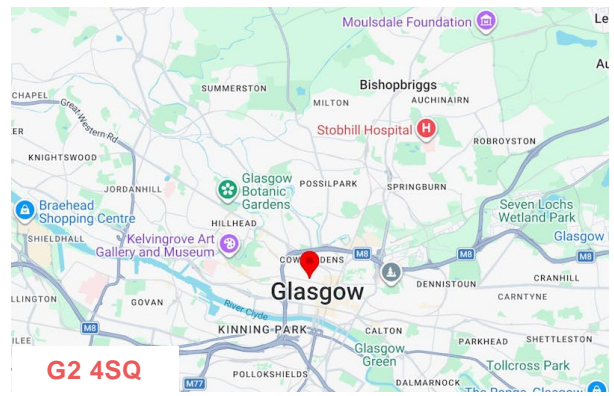
On-street parking provided as well as various nearby multi-storey car parks.

Immediate access to city centre shopping and leisure amenities

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	575	53.42	Available
<b>Total</b>	<b>575</b>	<b>53.42</b>	



## VIEWING & FURTHER INFORMATION

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