

## TO LET - RETAIL

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199 BATH STREET  
GLASGOW, G2 4HU



### KEY HIGHLIGHTS

- 1,324 sq ft
- Self-contained ground floor premises
- Well-suited for high end retail / gallery / clinic / dentist / salon / yoga studio uses
- Nearby occupiers include Bunker, Moskito, Smile Cafe, Stephen Doran Hair, Eleganza Sposa, Billcliffe Gallery and Lyon & Turnbull
- Available for immediate occupation
- Benefits from Class 1A & Class 3 Cafe Consent
- New FRI lease available - £25,000 pa + VAT

## SUMMARY

Available Size	1,324 sq ft
Rent	£25,000 per annum
Rates Payable	£10,333.50 per annum
Rateable Value	£20,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## DESCRIPTION

Self-contained ground floor Class 1A premises forming part of an attractive larger blonde sandstone building.

Internally the subjects provide bright open-plan accommodation that can be easily sub-divided to suit an occupiers requirements.

Male and female WCs are provided together with tea-prep.

## LOCATION

The subjects are located within the heart of Glasgow City centre on the south side of Bath Street on the corner with Douglas Street, within its prime section.

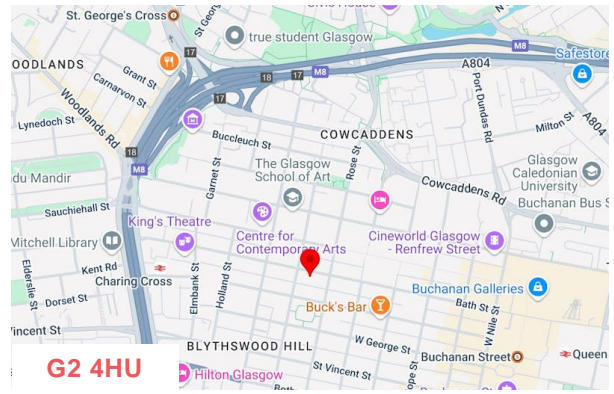
Glasgow's main shopping streets, Buchanan Street & Sauchiehall Street, are located a 5-minute walk away as well as being located within a core business / office area of the city centre.

Nearby occupiers include Bunker, Moskito, Smile Cafe, Stephen Doran Hair, Eleganza Sposa, Billcliffe Gallery and Lyon & Turnbull.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,324	123	Under Offer
<b>Total</b>	<b>1,324</b>	<b>123</b>	



## VIEWING & FURTHER INFORMATION

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