

TO LET

# RETAIL STORE GLASGOW

127-135 Trongate, Glasgow, G1 5HF

**MAJOR RE-DEVELOPMENT  
WORKS HAVE STARTED  
DIRECTLY OPPOSITE TO  
BUILD 338 BUILD TO RENT  
RESIDENTIAL PROPERTIES**



## Key Highlights

- Glasgow is widely regarded as the UK's second most popular retail destination outside of London's West End, with a catchment of 1.8m people and over 91m shoppers visiting the city each year.
- The property sits on the southern peripheral of Merchant City, which is one of Glasgow's fastest developing areas.
- Planning permission has been granted for a major new mixed use development including residential, retail and leisure immediately opposite.
- Outline planning permission has been made for mixed use redevelopment directly behind the property for residential, offices, hotel, serviced apartments and retail.
- The property sits immediately adjacent to **McDonalds Bakers** and **Jimboree** with other occupiers located nearby including **British Heart Foundation, Savers, McDonalds, Tesco Express** and **Poundland**.

SAVILLS EDINBURGH  
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[savills.co.uk](http://savills.co.uk)

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## Accommodation

The property is arranged over ground, basement, first, second and third floors, with the following approximate areas:

Ground (sales):	2,824.6 sq m	30,405 sq ft
Basement (Sales):	2,953.8 sq m	31,795 sq ft
1st floor sales	2,812.2 sq m	30,270 sq ft
2nd floor sales	2,305.4 sq m	24,815 sq ft
3rd floor staff/store	2,289.6 sq m	24,645 sq ft
<b>TOTAL:</b>	<b>13,185.6 SQ M</b>	<b>141,930 SQ FT</b>

Available as whole or sub-divided.

Circa 10 dedicated car parking spaces to the rear.

## Rent

On application.

## Tenure

The premises are available on a new 10 year FRI lease, incorporating a 5 yearly upward only rent review.

## Rates

Rateable Value:	£255,000
UBR (2023/24):	£0.524
Rates Payable:	£133,620 pa

(Interested parties are advised to make enquiries with the Local Authority.)

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## EPC Rating

Full EPC available upon request.

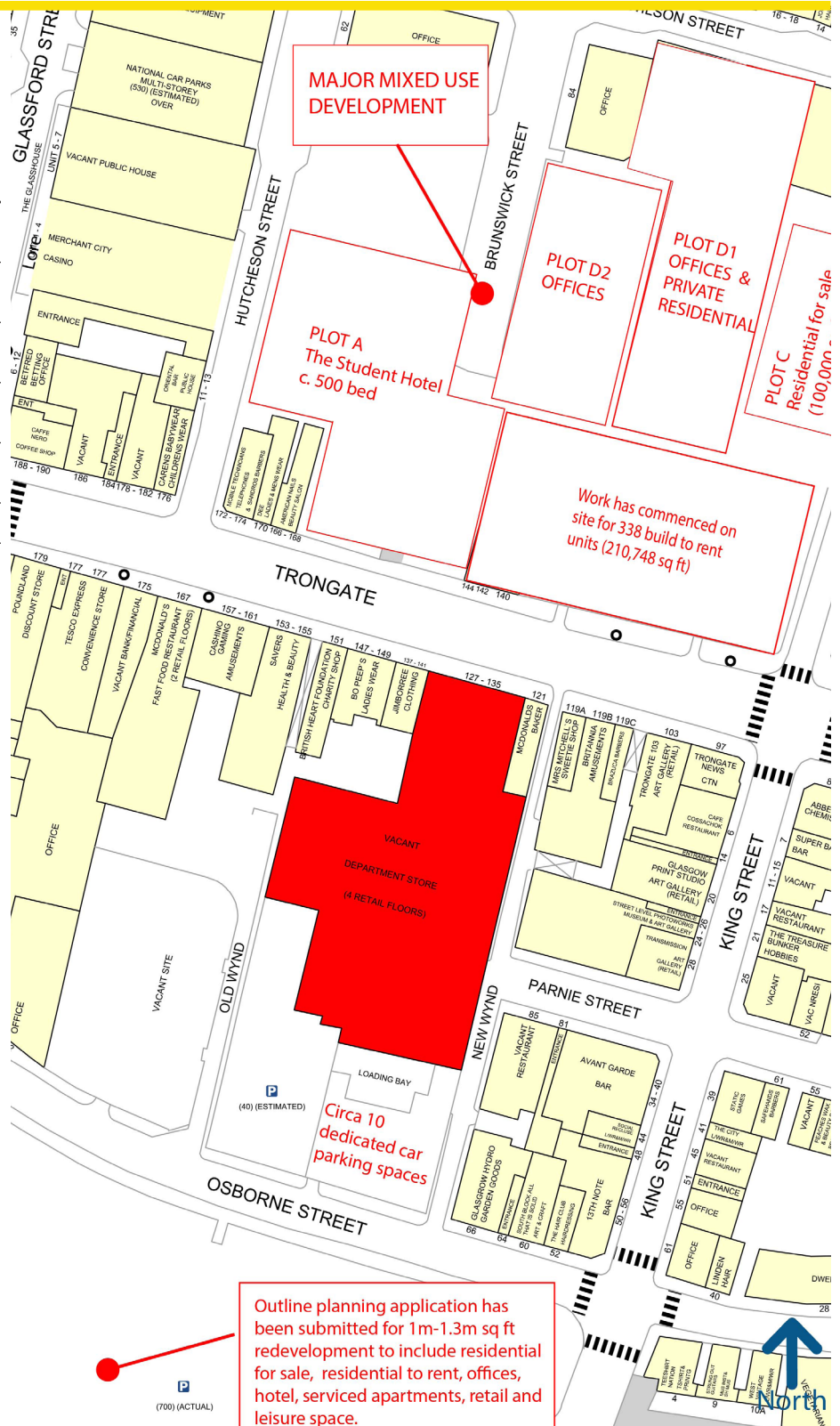
## Further Information and Viewing

Further information is available upon request. Viewing is strictly by appointment with Savills.

## Contact

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