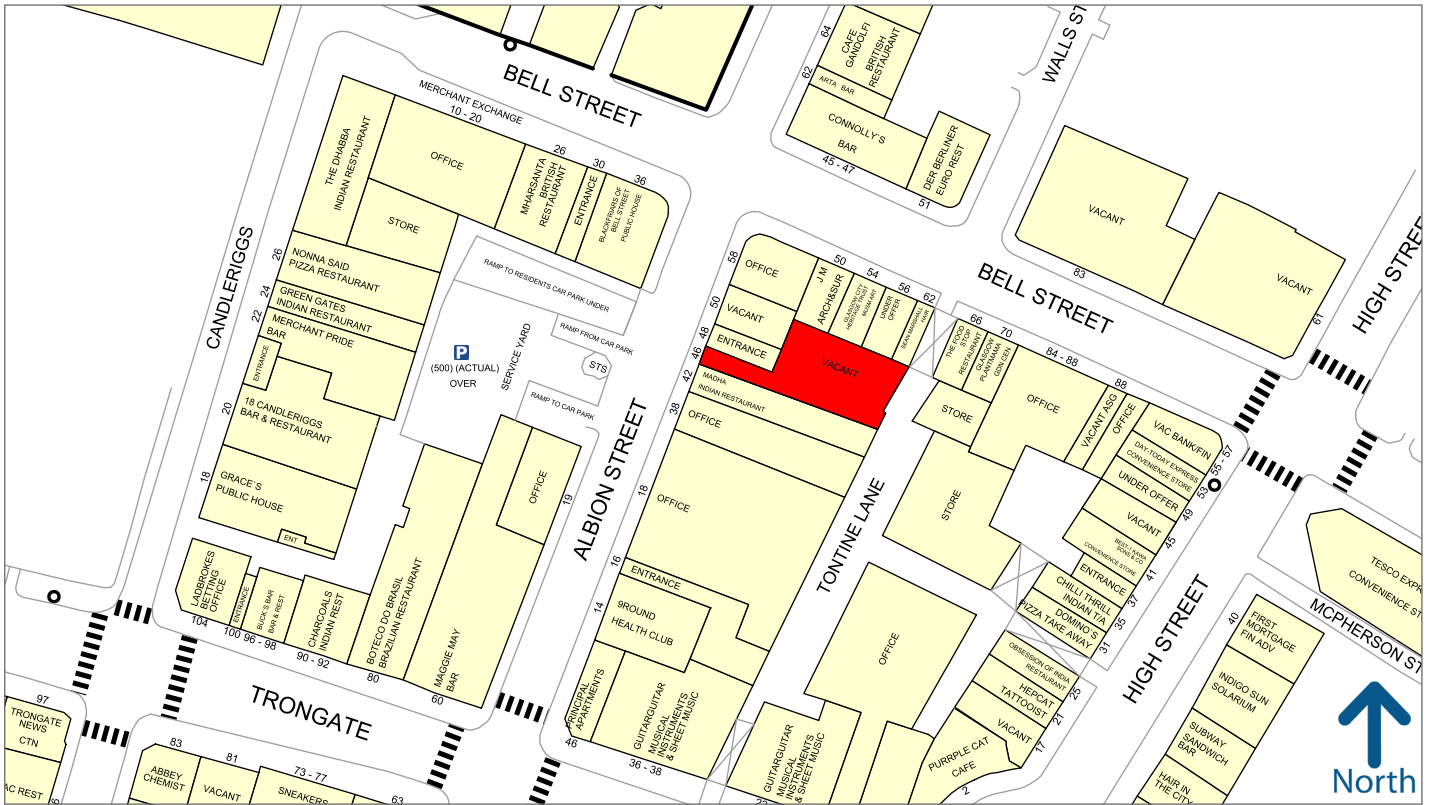




46 Albion Street, Glasgow, G1 1LH

- Retail/Office premises
- Merchant City Location
- Unit extends to approximately 150.47sqm (1,620sqft)
- New FRI lease available
- Would suit a variety of uses
- Rental offers over £20,000 per annum





LOCATION

The subjects are located on the east side of Albion Street, a short distance from both Bell Street and Trongate, in the heart of the Merchant City.

This area of the city has benefited considerably from regeneration, with multiple residential and student developments, and is now home to a variety of retail and leisure occupiers.

The property is within walking distance of Buchanan Street, and has easy access to Glasgow Central, Queen Street and High Street railway stations.

DESCRIPTION

The subjects comprise a ground floor retail/office unit within a larger six storey traditional red sandstone building, with the upper floors being utilised as office accommodation.

Internally the unit is largely open plan in nature, with the addition of several small private offices, and staff areas. The unit would suit a variety of uses including retail, office or showroom.

This area of the city is home to a variety of retailers and F+B operators, including Blackfriars, Café Gandolfi, Merchant Square, Bucks Bar and many others.

ACCOMODATION

In accordance with the RICS Property Measurement Professional Statement (6th Edition), we calculate that the premises have the following approximate Net Internal Area:

Floor	SQ.M	SQ.FT
Ground	150.47	1,620

LEASE TERMS

The premises are offered on a new Full Repairing and Insuring lease, of negotiable length, subject to regular rent reviews.

RENT

We are instructed to seek rental offers over £20,000 per annum for a new lease on the subject property. Please contact the letting agents for an Offer to Let form.

As part of any letting it is likely that our client will require an advance rental payment. Full details are available from the letting agents.

RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £18,000.

The rate poundage for 2024/2025 is £0.498 in the pound.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT at the appropriate rate.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction, however for the avoidance of doubt, the ingoing tenant shall be liable for LBTT, Extract Copies and VAT thereon.

To arrange a viewing please contact:



Louise Gartland
Commercial Agent
Louise.gartland@g-s.co.uk
07917 684033



Terry McFarlane
Director
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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: June 2024