

# Retail / Catering Opportunity - TO LET

GLASGOW - 48 West Nile Street , G1 2NP

2,278 sq ft





## KEY POINTS:

- Glasgow is Scotland's largest city and has a Catchment population of over 1.7m.
- West Nile Street is located in the heart of Glasgow city centre and lies between the Central Business District and prime retail provision on Buchanan Street, which lies 50m to the east.
- The property is located close to the junction with St Vincent Street and adjacent to **All Bar One**, **Mowgli** and **Starbucks**.
- St Vincent Street & West Nile Street has become one of the most popular retail and restaurant addresses in Glasgow. Some of the City's busiest eateries have opened here, creating a characterful mix of occupiers including **Miller & Carter**, **Five Guys**, **Topolabamba**, **Mezzidakia** and **Bread Meats Bread**, while retailers in the immediate vicinity include **Loake**, **Therapie** and **Trailfinders**.

## ACCOMMODATION:

The property is arranged over ground floor only and has substantial frontage to West Nile Street. Internally the accommodation is partly fitted and would ideally be suited for use as a coffee shop or catering operator who can trade without the need for a full flue system (further details available on request). The approximate gross internal area is as follows:

Ground Floor: 2,278 sq ft 211.61 sq m

## RENT:

Offers in excess of £50,000 per annum exclusive.

## TERMS:

The property is available on a new Full Repairing and Insuring terms.

## BUSINESS RATES:

Rateable Value: £57,000  
Based on a rate poundage of £0.535, this rateable value could result in a notional rates liability in financial year 2026/27 of £30,499.

However, the actual rates payable and any further reliefs which could be available may depend on your circumstances. Further information is available upon request.

## LEGAL COSTS:

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## EPC:

Full Energy Performance Certificate available upon request.

## CONTACT DETAILS:

For further information or to arrange a viewing, please contact Savills.

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# Indicative Floor Plan - Not to Scale



