

Ryden

TO LET

RETAIL UNIT
48 SQ M (517 SQ FT)



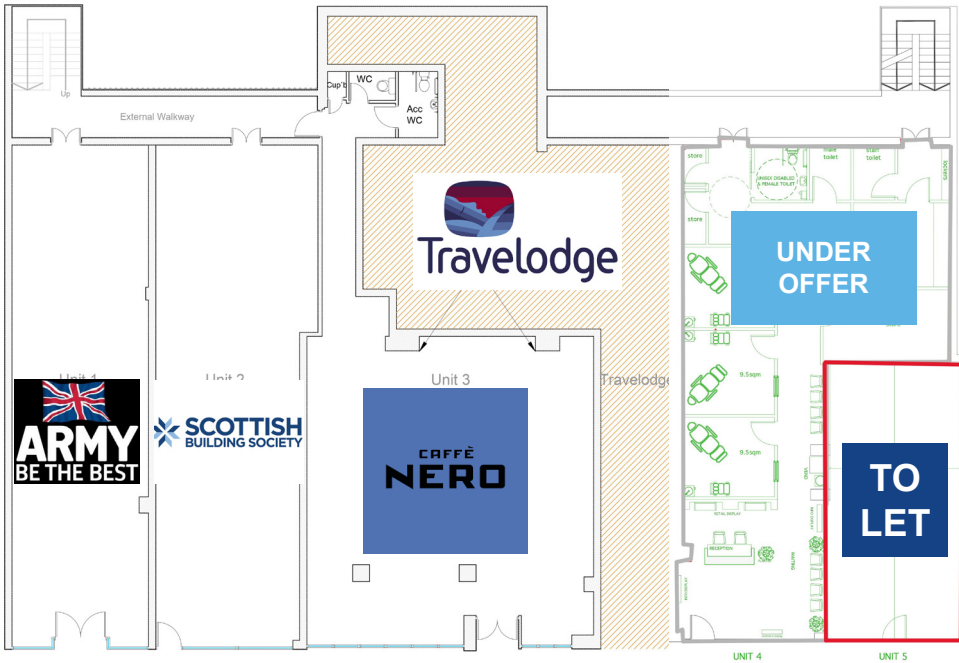
**UNIT 5
72-74 QUEEN
STREET
GLASGOW
G1 3DN**

**PROMINENT LOCATION ON
BUSY ARTERIAL ROUTE**

**SITUATED BELOW 171-
BED TRAVELODGE**

**WITHIN SHORT DISTANCE
OF GEORGE SQUARE,
BUCHANAN STREET AND
QUEEN STREET STATION**

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



LOCATION

Glasgow is Scotland's largest city and benefits from a residential population in the order of 630,000 with a further catchment in excess of 2 million. The city is widely recognised as the UK's second retail centre after London.

The subjects are located on Queen Street, a busy arterial route within the heart of the city centre, situated below a 171-room Travelodge Hotel.

The subjects are within a few minutes walk from George Square, Buchanan Street and the newly refurbished Queen Street Station (5th busiest station in the UK with approximately 23 million passengers).

The Gallery of Modern Art is located diagonally opposite the subjects and other nearby occupiers include Tesco Express, Caffè Nero, Clydesdale Bank and Reiss.

DESCRIPTION

The subjects comprise a ground floor retail unit with storage and WC to the rear.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	48	517

RENT

£20,000 per annum.

LEASE TERMS

The subjects are available on a new Full Repairing and Insuring basis incorporating 5 yearly rent reviews, for a term to be agreed.

EPC

The property has an EPC rating of D. A copy of the certificate is available upon request.

RV

To be accessed.

PLANNING

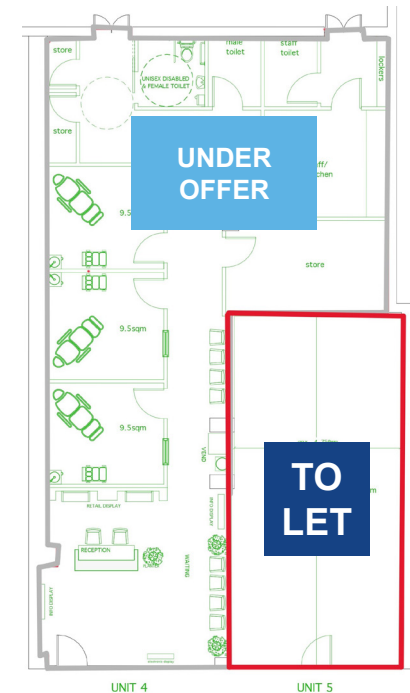
The subjects benefit from a Class 1 (retail) consent, however other uses will be considered, subject to planning.

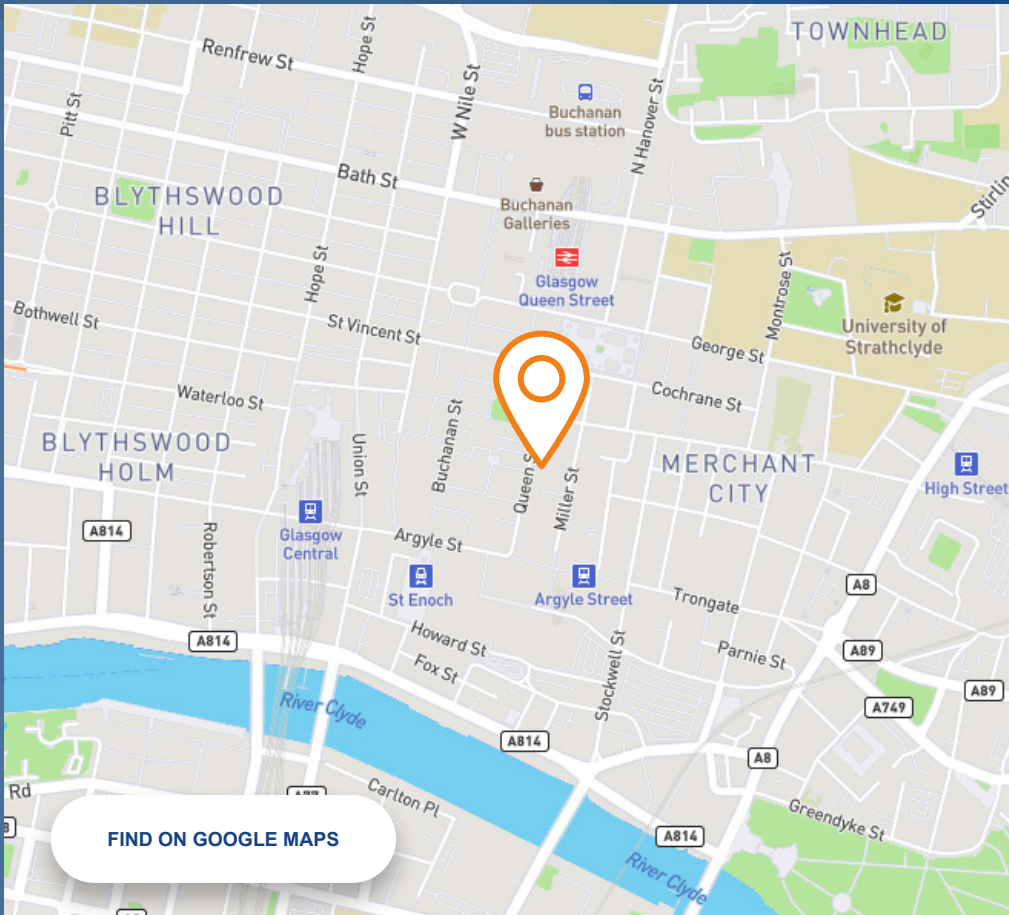
VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

In the normal manner, each party will be responsible for their own costs incurred with the tenant being responsible for Land and Buildings Transactional Tax and registration dues.





GET IN TOUCH

Please get in touch with our letting agent for more details.

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Ryden



Ryden

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **May 2025**



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