



104 Sauchiehall Street, Glasgow, G2 3DE

Prime City Centre Location

- Full Building
- 6,929sq ft
- Retail / Restaurant / Leisure
- Incentives Available
- Rent: £115,000p.a.x.

LOCATION

The property is situated on the north side of Sauchiehall Street between its junctions with Hope Street & Renfield Street in a prime position within Glasgow City Centre.

As a result of the street being one of the strongest retailing pitches within Glasgow, it benefits from strong footfall levels which has enabled the street to attract brands such as McDonalds, Popeyes Louisiana Chicken, Starbucks, Citizen M and Mauldron Hotels.

PROPERTY

The property comprises a full building with large aluminium framed and glazed frontage. Internally each floor is accessed via large staircases to each floor with fully exposed ceilings.

The property is currently utilised for retail use however would lend itself to conversion to showroom / restaurant/ take away.

AREA

Ground: 228.5sqm (2,460sq ft)

1st: 202.7sqm (2,182sq ft)

2nd: 212.46sqm (2,287sq ft)

Total: 643.7sqm (6,929sq ft)



104 Sauchiehall Street, Glasgow, G2 3DE

Prime City Centre Location

NAV/RV
£59,000

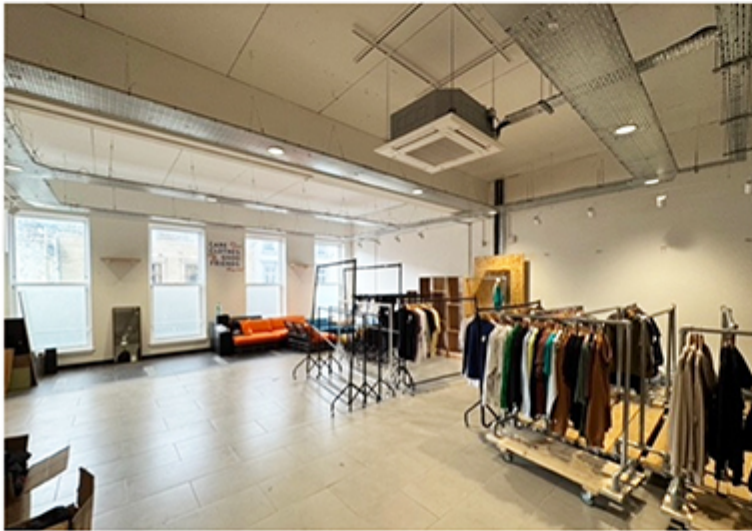
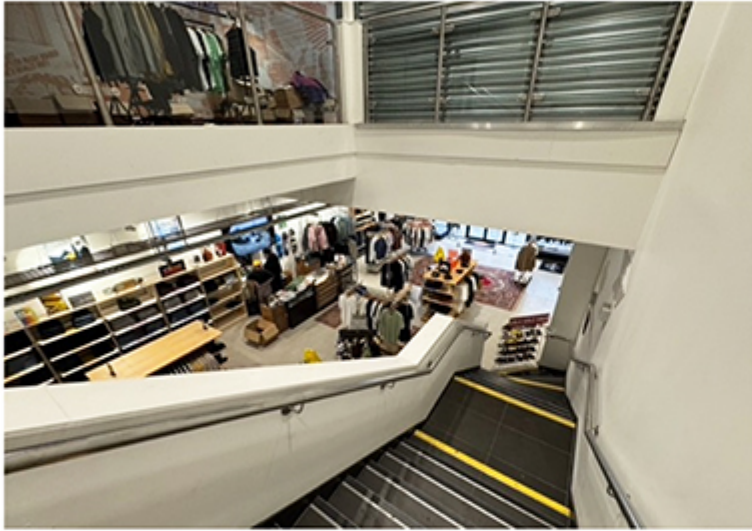
RENT
The property is available on a new full repairing and insuring head lease for a negotiable term for £115,000p.a.x.

V.A.T.
The property is elected for V.A.T.

E.P.C.
Available on request

LEGAL
Each party shall bear their own legal costs

VIEWING
Strictly by appointment via the marketing agents only



104 Sauchiehall Street, Glasgow, G2 3DE

Prime City Centre Location

TSA Property Consultants

162 Buchanan Street
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)

Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.