

# TO LET

## ST ENOCH SQ, GLASGOW

### CITY CENTRE RETAIL/ LEISURE/OFFICE OPPORTUNITY

- Located on St Enoch Square – one of the main open space areas in the City Centre.
- Flexible city centre accommodation suitable for retail, gym, restaurant, leisure or office use.
- Landlord contribution to shell enhancements possible.
- Located in Glasgow's fastest growing district, surrounded by 3 new hotels adjacent to St Enoch Shopping Centre.



## Location

**Glasgow is widely regarded as the UK's 2nd most popular retailing destination and has a total catchment population of approximately 2 million.**

The subjects are located at the southern end of St Enoch Square, which is a major Civic landmark in the City, bounded to the north by Glasgow's 2 busiest Shopping Streets, Buchanan Street and Argyle Street, and to the east by St Enoch Shopping Centre. The square is also home to the terminus of the underground station, one of Glasgow's busiest.

Surmounting the subjects is the new 250 bed Premier Inn with Bar + Block steakhouse on the ground floor. The immediate surrounding area is subject to a wide range of new developments including an Adagio Apart Hotel plus Clayton. Barclays 500,000 sqft headquarters lies to the south west, and St Enoch Shopping Centre sits adjacent which has been transformed with the arrival of a new entertainment hub, anchored by VUE and Level X. These developments put the property at the heart of Glasgow's fastest developing City Centre district.

**Nearby occupiers include Tesco Metro, Boots, Costa Coffee, Café Nero, Nando's, Lidl, Matalan, Uniqlo and Q Park who occupy a multi storey car park within 50m.**



## Location



**St Enoch Centre:** Glasgow City Centre's only mixed use destination. Occupiers include **Next, Uniqlo, H&M, Level X, Vue Cinema, Wagamama** and **Wingstop**.



**3 new hotels** delivering over **700 beds** to the immediately surrounding area along with a new Radisson Hotel Development coming soon delivering a further **247 beds**.



Buchanan Wharf development delivering **470,000 sq ft Barclays HQ**, housing 5,000 employees, and 75,000 to Students Loan Company.



Build to rent scheme next to Barclays delivering **324 fully let apartments**.



**TO LET**  
Retail/Leisure Opportunity

BARCLAYS

adagio  
APARTHOTEL

Premier Inn

Glasgow Central

CLAYTON  
HOTELS

Radisson  
HOTELS & RESORTS

ST ENOCH

Buchanan Street



**The property is presently in shell specification and provides an 8m ceiling height, ideal for an extended mezzanine floor if desired by a new tenant.**

## Accommodation

The subjects are arranged over ground and mezzanine floors and benefit from dual frontage to Howard Street and Dixon Street, with the entrance located directly on the corner. With a double height shopfront, the unit benefits from excellent visibility, especially from the bottom of Buchanan Street. The subjects also have flue extraction routing already in situ. The approximate gross internal areas are as follows:

<b>Ground</b>	2,820 sq ft	261.98 sq m
<b>Mezzanine*</b>	1,313 sq ft	121.98 sq m
<b>Total</b>	4,133 sq ft	383.96 sq m

\*The first floor is capable of being extended to 3,500 sq ft if required. Further details available on request.

## Specification

Landlord contributions towards shell enhancements may be available subject to tenant fit out requirements.

These may include:

- Extension of mezzanine
- Installation of connecting stairs
- WC
- Connection of services
- Additional information available upon request

## Terms

The subjects are available on a new long term Full Repairing and Insuring lease.

## Rent

The quoting rent is £40,000 pa for the unit taken in its current configuration.

## Business Rates

The subjects have still to be assessed for rating purposes.

## Planning

Planning consent permitting classes 1, 2, 3 and 11 use has already been granted. Further information available upon request.

## EPC

Available on request.



## Further Information

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