

To Let

53 Bothwell Street  
Glasgow G2 6TS

# City Centre Retail/Catering Opportunity

2 Units Available  
1,850 sq ft and 1,600 sq ft

- Prime position on Bothwell Street – the principal thoroughfare in Glasgow's Business District
- Minutes from Central Station, Glasgow's main rail hub
- Surrounding occupiers include a wide variety of bars/restaurants, cafes and office occupiers



# Location

City population of **660,000** and **2 million** catchment.



Bothwell Street is the **primary vehicle route** leading from the M8 into the city centre.

**Major surrounding employers** include Morgan Stanley, PwC, Aggreko, Virgin Money, and SSE.



**Nearby retail and restaurant occupiers** include Malo, Starbucks, The Noble, Bavaria Brauhaus, Pret a Manger, Akiko and Bao.

The subject is located opposite Lucent at **50 Bothwell Street**, a 90,000 sq ft Grade-A office development expected for completion in **Q2 2025**.



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Nearby occupiers





Glasgow Central Station



Direct Line®

J.P. Morgan

Burness Paull



**LUCENT**  
50 BOTHWELL ST.  
Grade A Offices  
Coming Soon



Under  
Alteration

aggreko



sky

Virgin  
MONEY

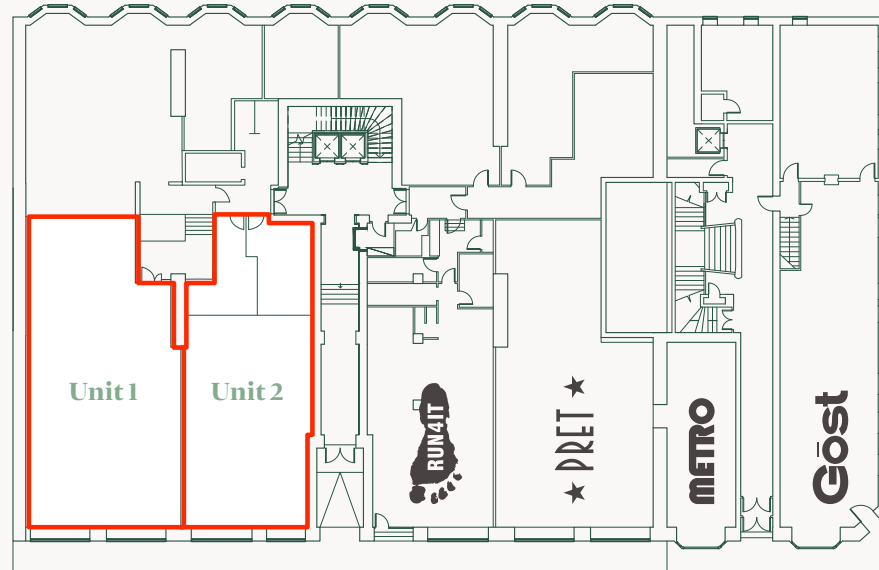


Morgan Stanley

To Let 53 Bothwell Street

## Floor Plan

2 Units Available



## Accommodation

The property is to be subdivided to comprise the following approximate areas:

Unit 1	1,845 sq ft (171 sq m)
Unit 2	1,598 sq ft (148 sq m)

## Rent

Unit 1	£50,000 pa
Unit 2	£40,000 pa

## Rating

The proposed subdivided units are still to be assessed for rating purposes.

## Planning Permission

The unit has planning consent for Class 1A planning consent (subject to clarification of tenants flue/ cooking) and may be suitable for a number of other uses subject to the receipt of planning permission. Further details available on request.

## Tenure

The property is available by way of a new Full Repairing and Insuring lease.

## EPC

EPC Rating - B.

## Further Information and Viewing

Further information and viewing requests upon request. Viewing strictly by appointment with Savills and Ryden.

savills

Ryden

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