

356 SAUCHIEHALL STREET, GLASGOW G2 3JD



PROMINENT HIGH ST RETAIL UNIT



- Prime Retail Pitch
- Rarely Available Investment Opportunity
- Ground Floor Retail Unit
- 908sq ft
- Held On F.R.I Lease
- Expiry: 30th April 2029
- Passing Rent: £26,000p.a
- Price: Offers In Excess Of £285,000 Are Invited

LOCATION

The subjects are situated on the North side of Sauchiehall Street, West of its junction with Scott St & Pitt Street within Glasgow City Centre. Situated on Glasgow's "Golden Z" shopping district, the area is the city's hub for bars, restaurants, evening entertainment along with high demand for residential accommodation.

The area benefits from high volumes of passing pedestrian and vehicular traffic along with excellent public transport links with Charing Cross train station and a plethora of bus stops in close proximity.

Neighbouring occupiers include Bagel Mania, Centre for Contemporary Arts (CCA), Dental Hospital, The Garage Nightclub & Glasgow School of Art.

SUBJECTS

The subjects comprise a ground floor retail unit, set within a 3 storey tenemental building of traditional blonde sandstone construction surmounted by a pitched slate roof.

The subjects benefit from extensive frontage with large timber framed display windows, with access gained via a recessed entrance leading to spacious retail area.

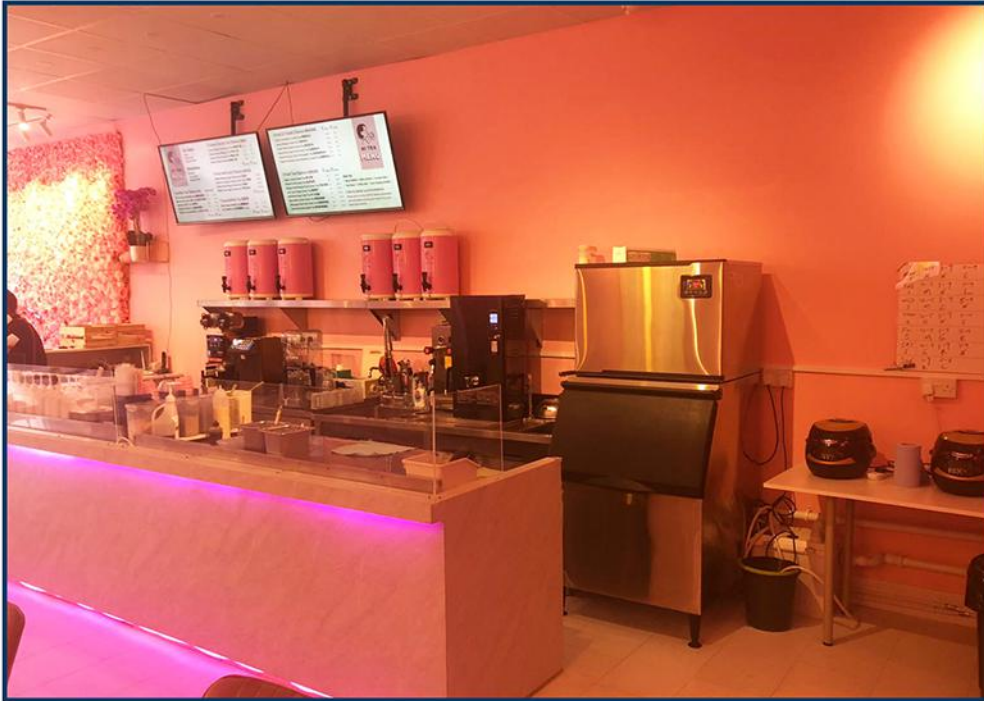
Internally, the subject have been renovated to a high standard with new floor, ceiling and wall coverings. Seating is provided by way of fixed bench and loose seating arrangements. Partitions have been erected to the rear to form staff room, w.c. facilities and office.

The tenant has fitted out the unit with customised counters, fridges and display units. The tenant operates multiple other units under the same trading name "Hi-Tea"

AREA

The subjects have been measured on a Net Internal Area calculated to offer;

Ground: 84.3sqm (908sq ft)



EXECUTIVE SUMMARY

Tenant: Hi Tea Pink Limited

Expiry: 30th April 2029

Passing Rent: £26,000 per annum

Rent Review: 5th Year

Option To Extend: The tenant has an option to extend for a further 10 years

Deposit: A £7,000 deposit is held by the landlord

Further Info: The landlord holds an alcohol licence for the premises which will be transferred to the new owner.

PROPOSAL

The property is available on a freehold basis for offers in excess of £285,000.

LICENCE

The subjects benefit from off sales licence offering wines, beers & spirits from 10am to 10pm.

V.A.T

Prices quoted are exclusive of V.A.T

E.P.C

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction.

LEASE & TITLE

Available on request

Jas Aujla
Will Rennie

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