

411-413 SAUCHIEHALL STREET, GLASGOW, G2 3LG



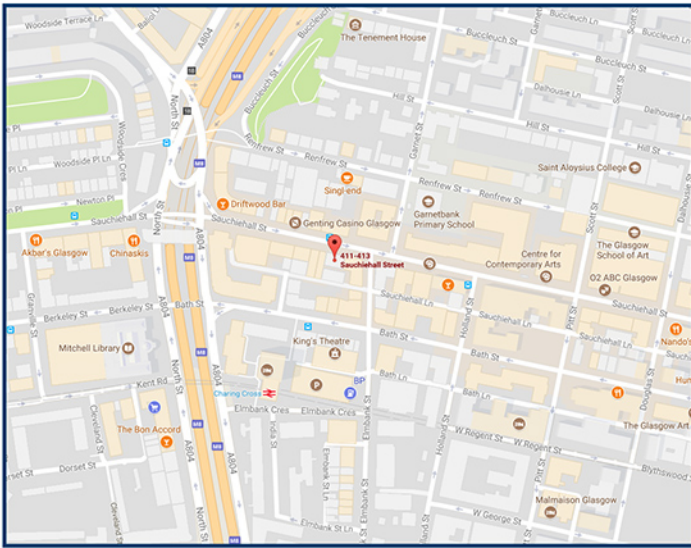
SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING

Former bank premises arranged over ground and basement levels, within a busy area comprising retail, leisure, residential and office uses.

The subjects benefit for an extensive frontage onto Sauchiehall Street and are arranged to provide a ground floor sales area with storage and staff area in the basement.

The subjects currently have a Class 2 consent, however would lend itself to a variety of uses, subject to planning.

- Retail unit with Class 2 consent
- Excellent transport links
- High level of passing traffic
- Former TSB Bank
- On street car parking



Location

With a population in excess of 600,000 and a catchment population in the order of 2 million, Glasgow is Scotland's largest city and is the second most popular retail destination in the UK.

Sauchiehall Street is an arterial route that leads into Glasgow city centre from the West End. The premises lie on the street's southern side between its junctions with Embank Street and Charing Cross.

Nearby occupiers include Tesco Metro, Boots, The Genting Casino, Loon Fung Chinese Restaurant, Variety Bar and Garage Nightclub.

Description

The property has the benefit of a wide frontage and provides a sales area at ground floor with staff and storage area in the basement.

The subjects have the following approximate areas and dimensions:

Ground Floor: 943 sq ft - 88 sq m

Basement: 1,433 sq ft - 133 sq m

RENTAL

Rental Offers in excess of 34,000 per annum

PLANNING

The subjects currently have the benefit of a class 2 consent, however, the property may lend itself to a variety of uses subject to planning.

EPC

The property has an EPC rating of 'E'.

RATES

The subjects have been assessed and entered onto the valuation roll with the following NAV/RV

£28,000



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