

Retail Unit
For sale

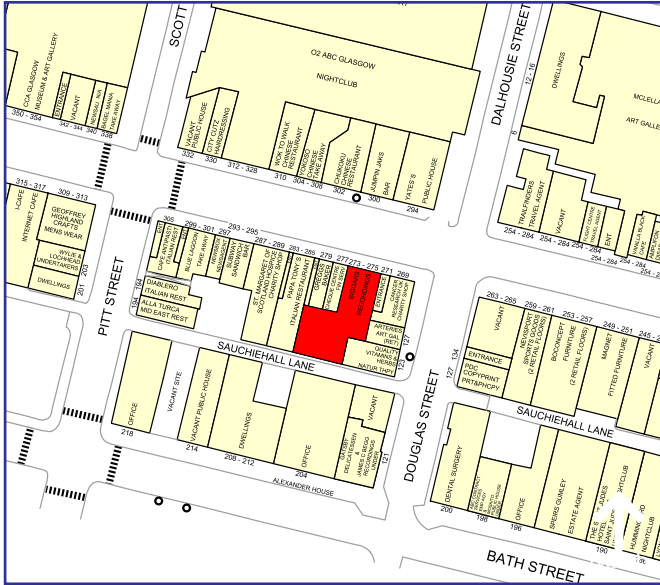
(with planning consent for residential mews
development to the rear)



273 Sauchiehall Street, Glasgow

-  Prominent double fronted retail premises within Glasgow city centre
-  Planning consent has been obtained for a residential mews-style development to the rear
-  Total net internal floor area of 536.61 sq m (5,776 sq ft)
-  Offers over £450,000 exclusive invited
-  On the edge of pedestrianised Sauchiehall Street

273 Sauchiehall Street, Glasgow



Location

Glasgow is Scotland's largest city with a population of circa 600,000 and a shopping catchment in the region of 2.5 million. The subjects are located on the south side of Sauchiehall Street between its junctions with Douglas Street and Pitt Street just outside the main pedestrianised thoroughfare.

This section of Sauchiehall Street has recently been transformed as part of Glasgow City Council's £115 million 'Avenues Program' which includes streetscaping improvements to the public realm.

Occupiers in the vicinity include Trailfinders, Nandos and Taco Bell.

Description

The subjects comprise the ground and basement floor of a three storey and attic sandstone building under a pitched and slated roof. Currently the shop is fitted out as ground floor sales with further retail / staff / storage accommodation at basement level.

Our clients have obtained planning permission for a mews-style development to the rear of the subjects. Further details upon request.

Accommodation

We calculate the net floor area extends to the following:

- Ground floor 234.02 sq m (2,519 sq ft)
- Basement 302.59 sq m (3,257 sq ft)
- Total 536.61 sq m (5,776 sq ft)

Alternatively, our clients will consider splitting the unit to provide a front shop only with an area approximately as follows:

- Ground Floor 112.18 sq m (1,208 sq ft)
- Basement 74.32 sq m (800 sq ft)

Further details upon application.

Energy Performance Certificate

Available upon request.

Price

Offers over £450,000 exclusive are invited. for the benefit of our client's heritable interest over the entire subjects. Consideration will be given to a sale of the front shop area only, pricing upon application.

VAT

Prices are quoted exclusive of VAT (if applicable)

Rateable value

The subjects are to be re-assessed. An estimate can be provided upon request.

Legal costs

Each party to pay their own legal costs in connection with the transaction with the purchaser being responsible for any registration dues and stamp duty.

Viewing and further information

Strictly by appointment with the sole agents

Name: Paul Hamilton

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