

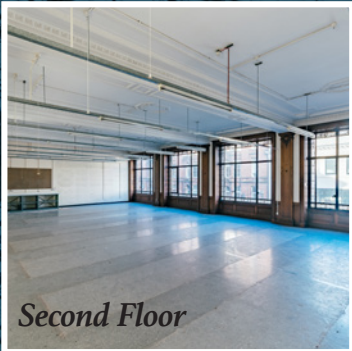
TO LET

UPPER FLOORS

123/133 SAUCHIEHALL STREET, GLASGOW G2 3EW



First Floor



Second Floor



Sauchiehall Lane



- SUPERB CHARACTERFUL UPPER FLOORS SUITABLE FOR VARIETY OF USES
- NOW WITH POTENTIAL FOR DIRECT ACCESS FROM SAUCHIEHALL STREET

Superb characterful city centre upper floors suitable for variety of uses

- **Restaurant/Bar/Leisure**
- **Creative offices/workshop space**
- **Gym/Yoga/Fitness Studios**

Prominent position within popular city centre location.

Excellent accessibility.

Accommodation capable of being sub-divided or considered as a whole.

Potential for access direct from Sauchiehall Street between Bonmarche and Vodafone units.

LOCATION

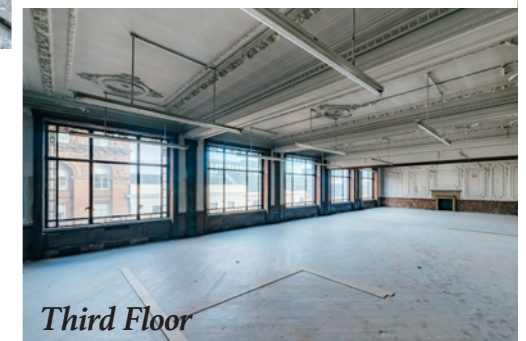
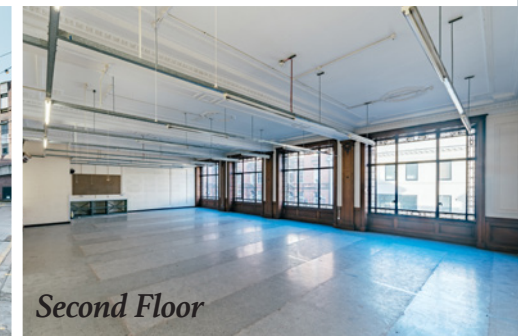
Glasgow is Scotland's largest city with a population of around 660,000 and an **estimated shopping catchment in the region of 2 million within a 20 minute drive time of the city centre**. The City is regarded as second only to London's West End in the UK retail hierarchy and **boasts a vibrant bar, restaurant and leisure sector**.

Sauchiehall Street is one of the strongest retailing pitches in Glasgow and **benefits from a footfall of 16 million per year (Source: Springboard)**; one of the UK's strongest and most stable levels of footfall, **out-performing both Buchanan Street and Argyle Street**.

The property occupies prime location within the central pedestrianised section of Sauchiehall Street, situated on the south side of the street between its junctions with Hope Street and Wellington Street. Retail occupiers in the immediate vicinity include **Primark, TK Maxx, Waterstones, Watt Bros, Marks and Spencer, Smash Burger and Costa Coffee**.

Adjacent occupiers within **Sauchiehall Lane** include **Malone's Bar & Restaurant** and **The Howling Wolf Bar**. Other leisure orientated occupiers within the immediate vicinity include **Fratelli Sarti Restaurant, Bloc Bar, Abode Hotel & Bar, Hampton by Hilton Hotel and PureGym**.

The property is within easy walking distance of Buchanan Bus Station, Glasgow Central Station, Queen Street Station and both Cowcaddens and Buchanan Street Subway Stations. The 372 space multi storey Q Park is situated within the immediately adjacent block (the Sauchiehall Building), accessed via Bath Street to the south.



DESCRIPTION

Following the successful sub-division and letting of the ground and basement floors to Bonmarche, **the remaining available property comprises the first, second and third floors situated above Bonmarche, Shop Local and Vodafone.** Access to the upper floors is via the well-appointed Sauchiehall Lane. The property benefits from two entrances directly from the Lane, and both are served by stair and lift access.

Access directly from Sauchiehall Street between Bonmarche and Vodafone units could potentially be available for appropriate ingoing tenant.

First Floor

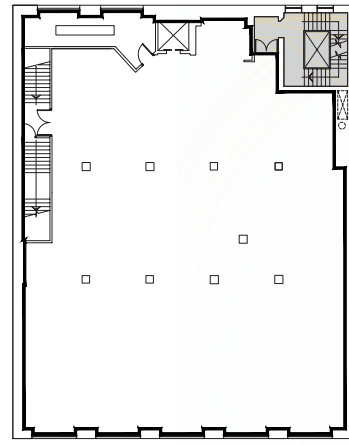
Provides open plan space, comprising the full width and depth of the building, overlooking this pedestrianised section of Sauchiehall Street. Large refurbished glazing provides excellent natural light.

Second & Third Floors

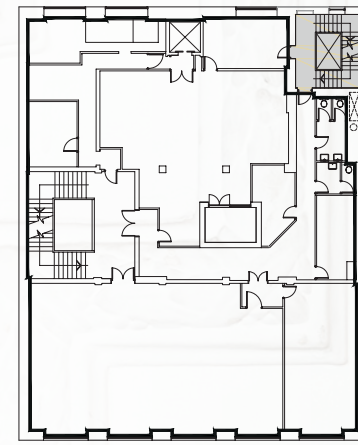
The building was originally designed as The Rhul Tea Rooms (early 1900s) and much of this interior still survives on the second and third floors, together with former smoking and luncheon rooms.

The building benefits from the original lift still being in-situ, as well as the grand stair with marble and bronze finishes.

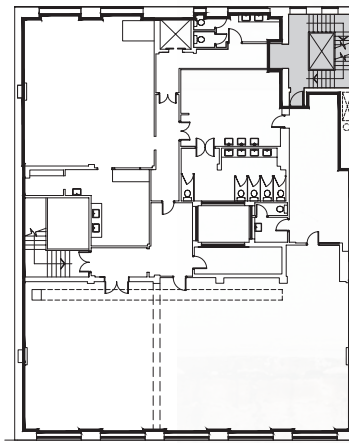
The property was B Listed in 2006.



First Floor



Second Floor



Third Floor

The premises provide the following approx. net internal areas:-

First Floor	5,780 sqft (536.96 sqm)
Second Floor	4,734 sqft (439.79 sqm)
Third Floor	4,385 sqft (407.37 sqm)



Sauchiehall Lane



Grand Staircase



Second Floor to Sauchiehall Lane



original features.

FLEXIBILITY

The Landlords are prepared to be flexible and consideration would be given to dealing with the floors separately, or as a whole, depending on specific occupier requirements.

LEASE TERMS AND RENT

Rental and lease terms available on request.

RATEABLE VALUE

The upper floors require to be reassessed following sub-division from the retail ground and basement floors. The in-going tenant will be responsible for all local authority rates and other related charges. All enquiries should be addressed to the relevant rating authority.

PLANNING

The property currently benefits from Class 1 Retail consent but is likely suited to alternative uses, subject to obtaining the appropriate planning consent. The Landlord will consent to and support applications for change of use.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting any letting and the in-going tenant will be responsible for any Registration Fees and LBTT relating to the transaction.

EPC

A copy of the EPC Certificate can be provided on request.



For viewing and further information contact:

SPRINGFORD

COMMERCIAL PROPERTY CONSULTANTS

Monica McRoberts - Springford and Co

Tel: 0141 222 9762/07739 989 296

Email: mmr@springfordco.com