

Bonmarché



123

Sauchiehall Street  
Glasgow G2 3EW

**TO LET**

PRIME CITY  
CENTRE RETAIL  
OPPORTUNITY

- Refurbished and fully fitted unit over ground and basement floors
- Benefitting from an attractive new shop front
- Opportunity to trade adjacent to Primark, TK Maxx, Waterstones and Marks and Spencer
- Dedicated servicing to the rear, with direct access from Sauchiehall Lane

## 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**.

**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, Marks and Spencer and Costa Coffee**.

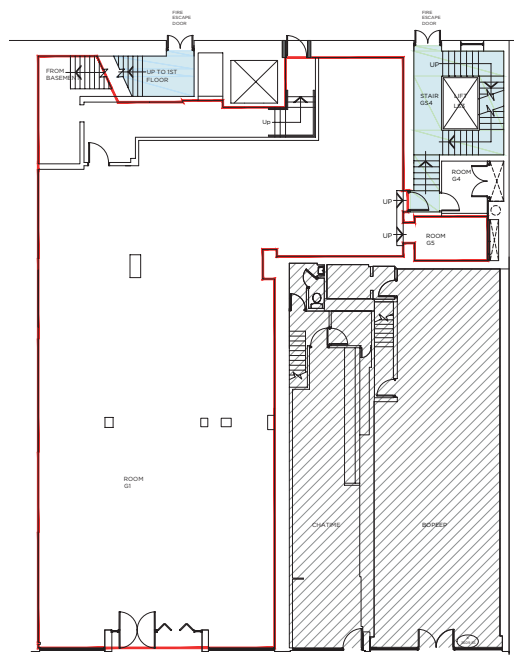
## Accommodation

The Subjects comprise a well configured and self-contained retail unit arranged over ground and basement floors providing the following net internal areas: -

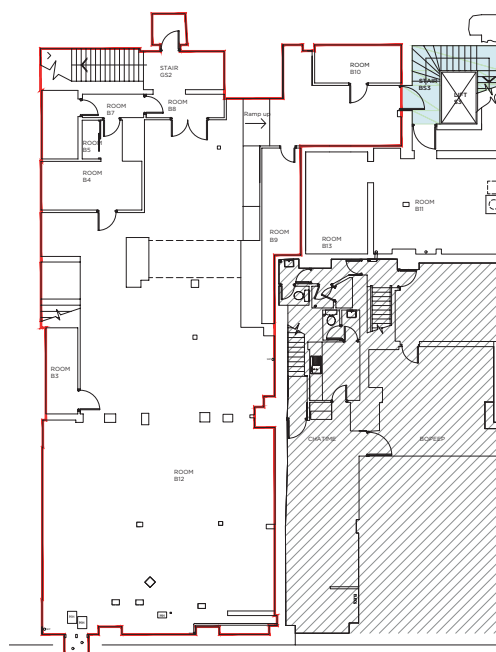
**Ground 3,321 sqft (308.52 sqm)**

**Basement 2,592 sqft (240.80 sqm)**

## Floor Plans

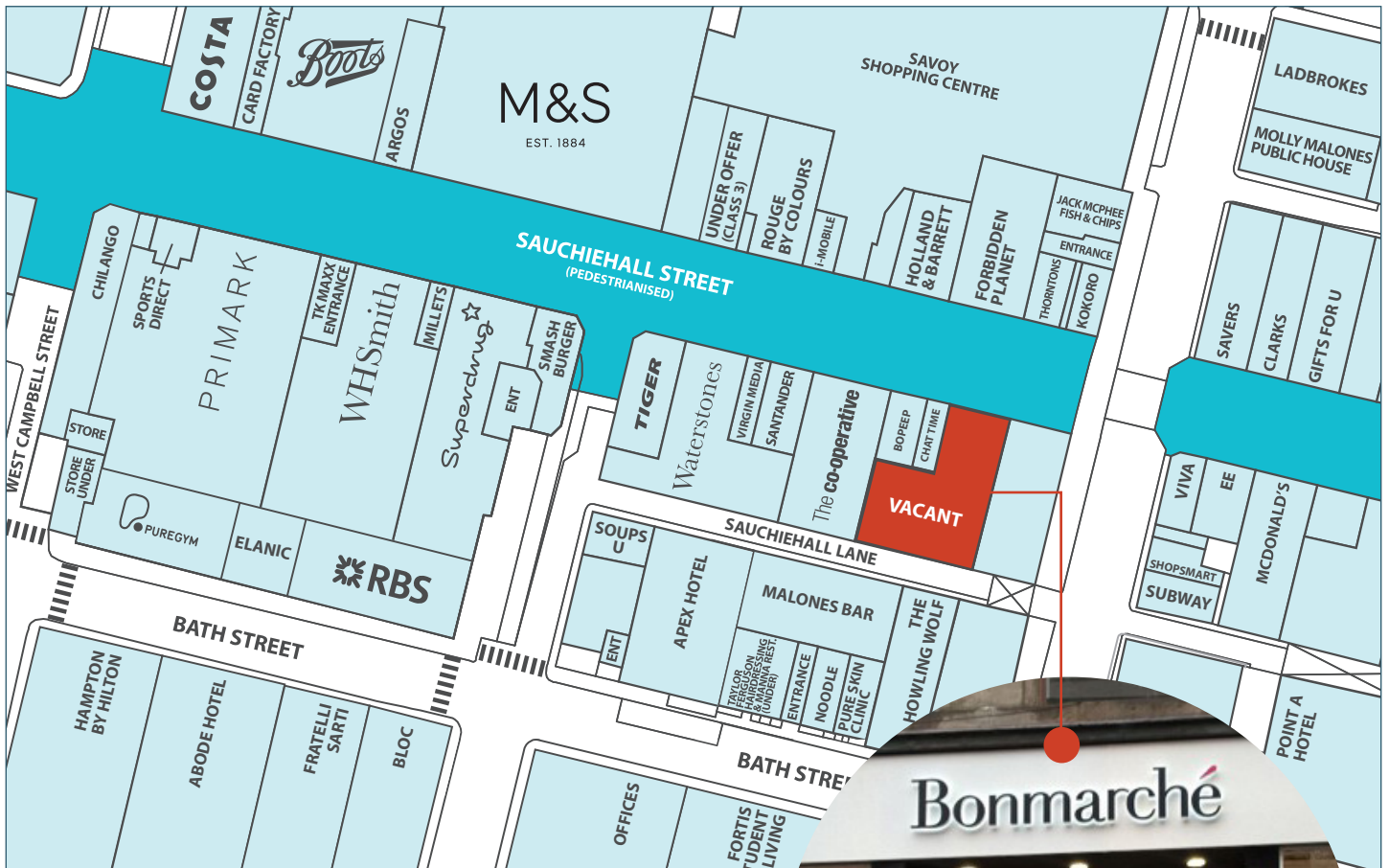


Ground Floor



Basement





## Rent

Rental upon application.

## Lease Terms

The subjects are offered for lease on a new Full Repairing and Insuring lease incorporating 5 yearly upward only rent reviews.

## Rateable Value

Based on the current rate poundage, the rates payable will be approx £80,000. Please note any new occupier has the right to appeal within 6 months of occupation.

## Planning

The property currently benefits from Class 1 Retail consent but may be 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.

## VIEWING AND FURTHER INFORMATION

[www.springfordco.com](http://www.springfordco.com)

**SPRINGFORD**  
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