TO LET - RETAIL

35 GLASSFORD STREET

GLASGOW, G1 1UG



KEY HIGHLIGHTS

- 950 sq ft
- Ground floor Class 1A premises
- Available for immediate occupation
- Neighbouring occupiers include
- Located within the popular Merchant City area of Glasgow City Centre
- Benefits from high volumes of passing traffic
- New FRI lease available - £27,500 pa + VAT

SUMMARY

Available Size	950 sq ft
Rent	£27,500 per annum
Rates Payable	£12,506 per sq ft no relief
Rateable Value	£26,000
VAT	Applicable
EPC Rating	Upon enquiry



DESCRIPTION

Prominent ground floor Class 1A premises.

Externally benefit from a large shopfront with central entrance and large displays on either side.

Internally the subjects provide open-plan space to the front, there is a partition that creates a back stroage space area complete with WC, the partition can be removed if required.



LOCATION

The subjects are located within the popular Merchant City area of Glasgow City Centre on the West side of Glassford Street between its junctions with Argyle Street and Wilson Street.

Glassford Street benefits from high footfall and is also a main bus route.

On-street parking is provided on the surrounding streets and there is an NCP Car Park situated across from the subjects.

Argyle Street Railway Station is a 5 minute walk from the subjects whilst St Enoch Underground Station is less than a 10 minute walk west.

Neighbouring occupiers include Marks & Spencers, Merchant City Casion, Bowlarama, Nisbets Catering Supplies, 20:20 Optometry and The House of Gods.



ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	950	88.26	Under Offer
Total	**950**	**88.26**	



JOINT AGENT

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VIEWING & FURTHER INFORMATION

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