TO LET / FOR SALE - RETAIL

569 SAUCHIEHALL STREET

GLASGOW, G3 7PQ

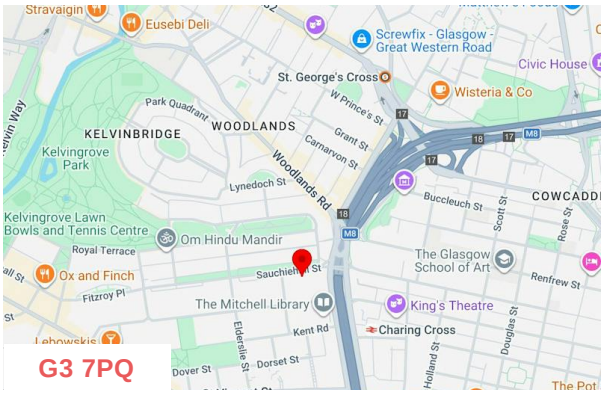


KEY HIGHLIGHTS

- 1,156 sq ft
- Excellent owner-occupier / investment opportunity
- Arranged over ground and basement
- Well-presented Class 1A / Restricted Class 3 premises
- Well suited for cafe, retail, office, clinic uses
- Offers over £240,000 to purchase | £24,000 per annum to lease

SUMMARY

Available Size	1,156 sq ft
Rent	£24,000 per annum
Price	Offers in excess of £240,000
Rates Payable	£7,888.40 per annum Small Business Discount 18% discount of £1419.91 = £6468.49
Rateable Value	£16,400
EPC Rating	Upon enquiry



DESCRIPTION

Mid-terraced retail premises with Class 1A & Restricted Class 3 consent.

Externally benefits from a modern aluminium framed shopfront with customer entrance.

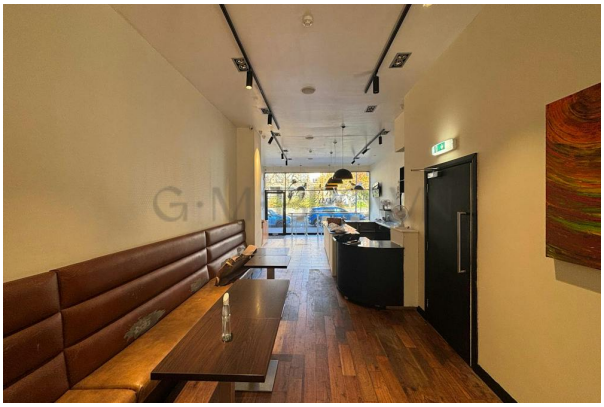
The property was most recently used as a cafe arranged over ground floor and basement.

The ground floor provides main front serving area, customer seating to the rear complete with male and female WCs.

A single staircase provides access to the basement that offers ideal storage and prep space together with staff WCs. A dumb waiter connects the two floors.







LOCATION

The subjects are located on the south side of Sauchiehall Street, close to its junction with Charing Cross in Glasgow City Centre. Situated in the Park Area of Glasgow, this busy parade acts as the main link between the City's West End and City Centre. The property leads onto the Sauchiehall Street area of Glasgow's prime leisure circuit.

There is good access to all forms of public access, including Glasgow Central and Queen Street Railway Stations, as well as various bus routes. The property also offers excellent road links provide by the adjacent M8 motorway. Neighbouring occupiers include Akbar's, Co-op Food, The Haberdashery, and Bufalo Grill.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	829	77.02	Under Offer
Basement	327	30.38	Under Offer
Total	**1,156**	**107.40**	

VIEWING & FURTHER INFORMATION

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