BRITTON PROPERTY

To Let / May Sell

134 Renfrew Street
Glasgow G3 6ST



Retail / Office / Showroom / Leisure opportunity
Substantial glazed frontage
First Floor: 12,237 sqft
Rent: o/o £65,000pa
Price: o/o £650,000

Location

The location in Glasgow city centre is close to shopping on Sauchiehall Street, in an area of mixed retail, leisure and business use. The subject property is located within the northern section of the city centre, on the corner of Cambridge Street and Renfrew Street. The surrounding area is in mixed use with retail, residential and leisure accommodation.

Neighbouring occupiers include Tesco, Boots the Chemist, Primark, TK Maxx, Costa, Farmfoods, Cambridge Street car park (812 spaces), Glasgow Film Theatre, Doubletree by Hilton Hotel, Travelodge, Easyhotel, Citizen M Glasgow and The Royal Conservatoire of Scotland.

Accommodation

The subjects have excellent first floor frontage and presence onto both Cambridge and Renfrew Street(s) comprising a large retail footprint of approx. 12,237 sq ft (1,137 sq m) on a single first floor level, with customer access and goods servicing from the Renfrew Street pedestrian ramp.

The subject property comprises a retail/showroom premises occupying part of the first floor within a concrete framed building. The layout of the subjects is generally regular and “square”. An indicative layout plan is available on request.

Rent

Offers over £65,000 pa exclusive are invited.

Lease

The subjects are available on a new FRI lease.

Price

Offers over £650,000

Rates

Rateable Value: £114,000
UBR (2026/27): £0.548
Rates Payable: £62.472 pa

Planning

The subjects are currently in Class 1 Retail use as a showroom. The property has potential for alternative uses including Leisure (including licensed), Offices, Studio etc. subject to change of use planning permission and all other necessary local authority consents.

EPC

On application

Legal Costs

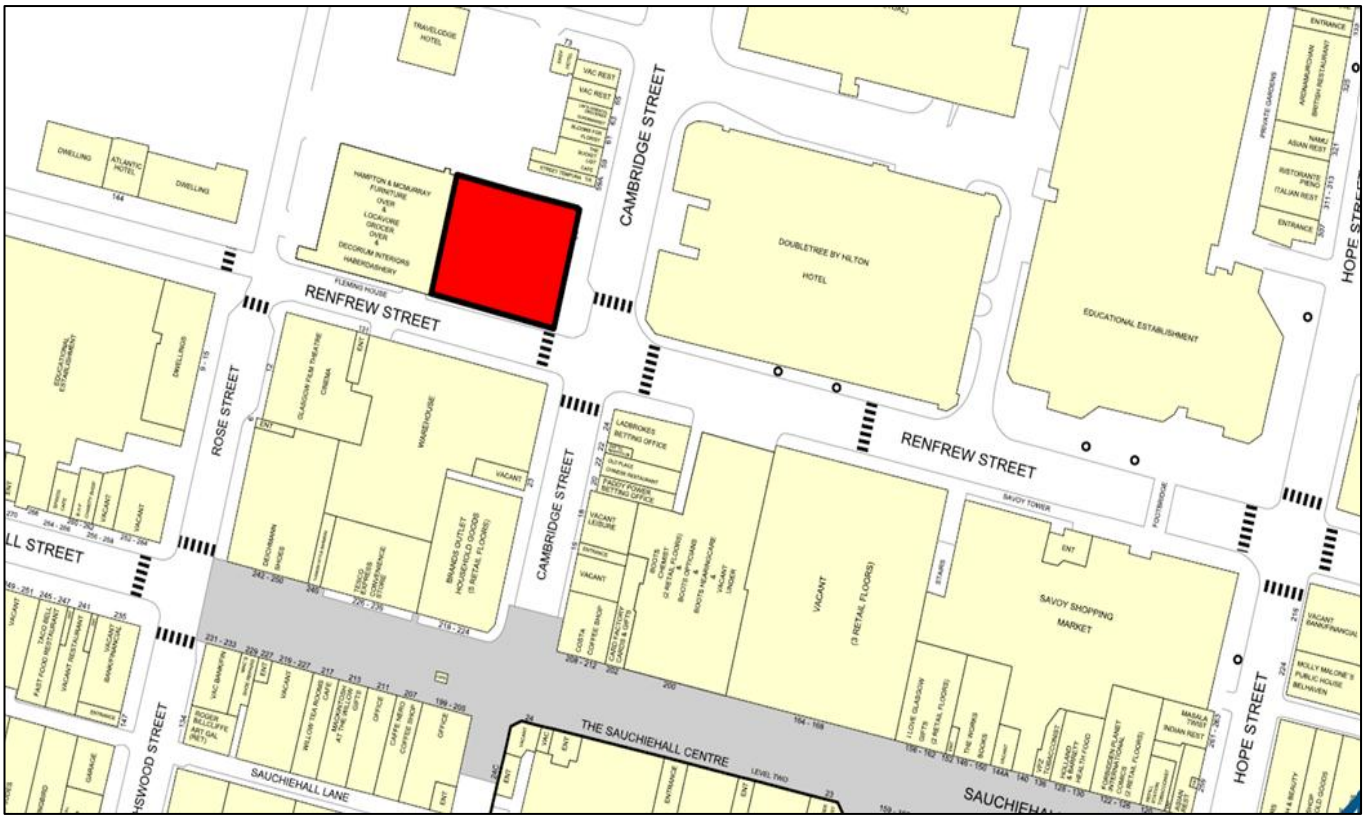
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

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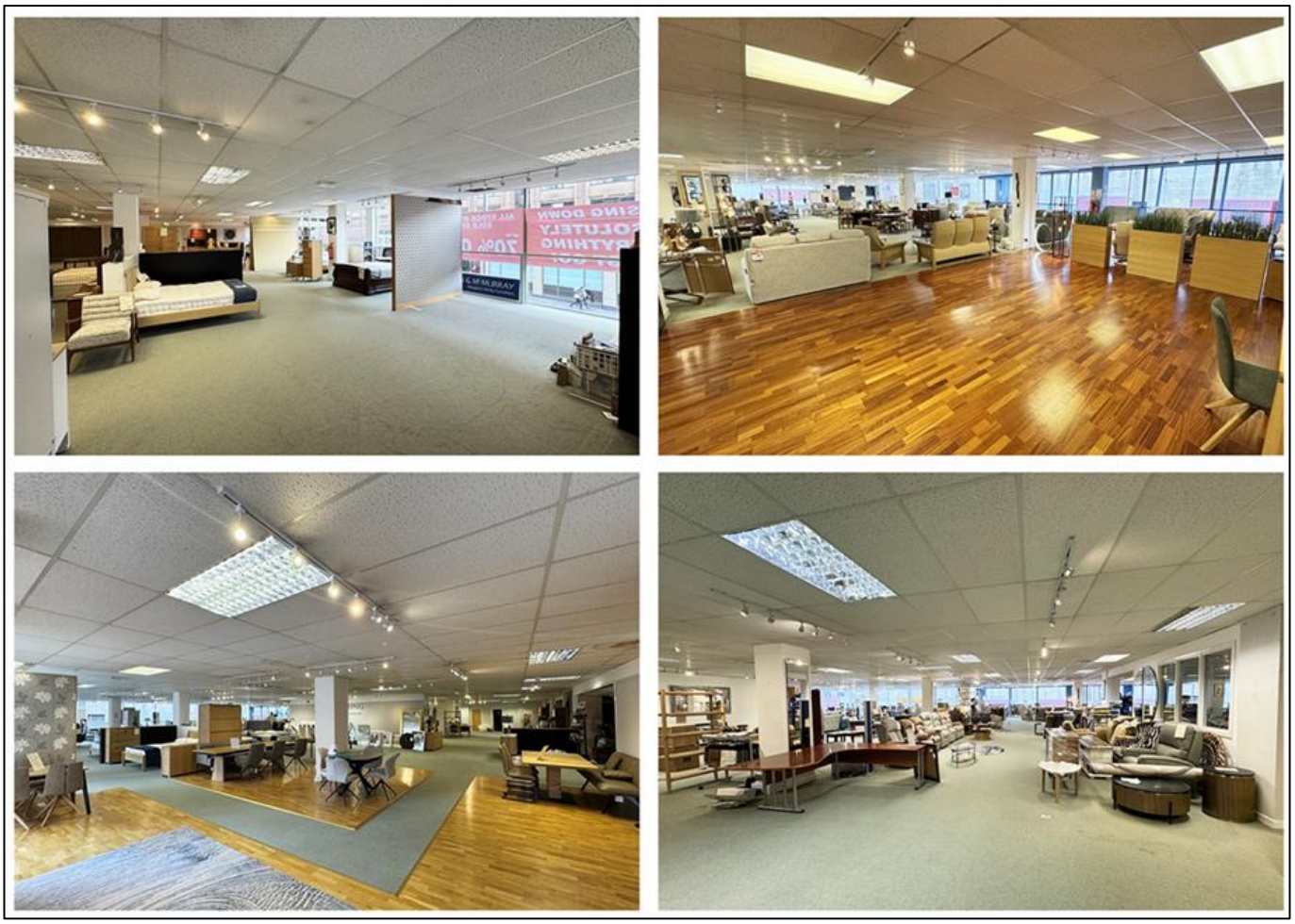


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Anti-Money Laundering

Anti Money Laundering and Proceeds of Crime regulations require agents acting for both parties to all transactions to undertake due diligence on both the purchaser(s) and vendor(s) / landlord(s) and tenant(s). We must identify and verify all relevant parties, who are required to disclose all relevant information prior to the conclusion of the transaction.

Viewing strictly by appointment with BRITTON PROPERTY

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E. andrew@brittonproperty.co.uk

Important Notice

BRITTON PROPERTY, their clients and any joint agents give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and BRITTON PROPERTY have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.