

LEASE FOR SALE

RETAIL / OFFICE PREMISES

120 BATH STREET, GLASGOW, G2 2EN

LOCATION

Glasgow is Scotland's largest city with a resident population in excess of 670,000 people. The city continues to dominate the retail market in Scotland and Glasgow's international appeal continues to attract top retailers to the city.

Bath Street is located just off Buchanan street, Glasgow's prime retailing destination. The property occupies a prominent corner position on the north side of Bath street as its junction with Wellington Street.

DESCRIPTION

The premises comprise a former bank arranged over ground and basement floor within a modern stone building.

ACCOMMODATION

The main dimensions and net internal areas are as follows:

Ground Floor	2,196 sq ft	203.95 sq m
Basement	1,032 sq ft	95.87 sq m
First Floor	1,306 sq ft	121.34 sq m

RATING

We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll (2019/20) as follows:

Rateable Value	£43,250
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.49
Rates Payable	£21,193 pa

Please note that the rates payable may be subject to relief from the small business rates scheme or recent government measures announced to assist businesses. Further details upon request.

PLANNING

The premises currently benefits from class 2 (office) consent and may also be suitable for Class 1 (retail) and Class 3 (restaurant) consent. Interested party should make their own enquiries to Glasgow City Council. Further details upon request.



LEASE TERMS

The property is currently held on an FRI lease expiring 10 November 2020 at a passing rent of £76,150 per annum.

The property is available by way of an assignment or sub-lease and incentives may be available, subject to covenant.

Each party is to be responsible for their own legal and other associated costs incurred in this transaction.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

ENTRY

By agreement.

VIEWING

Strictly by appointment only through the sole letting agent.

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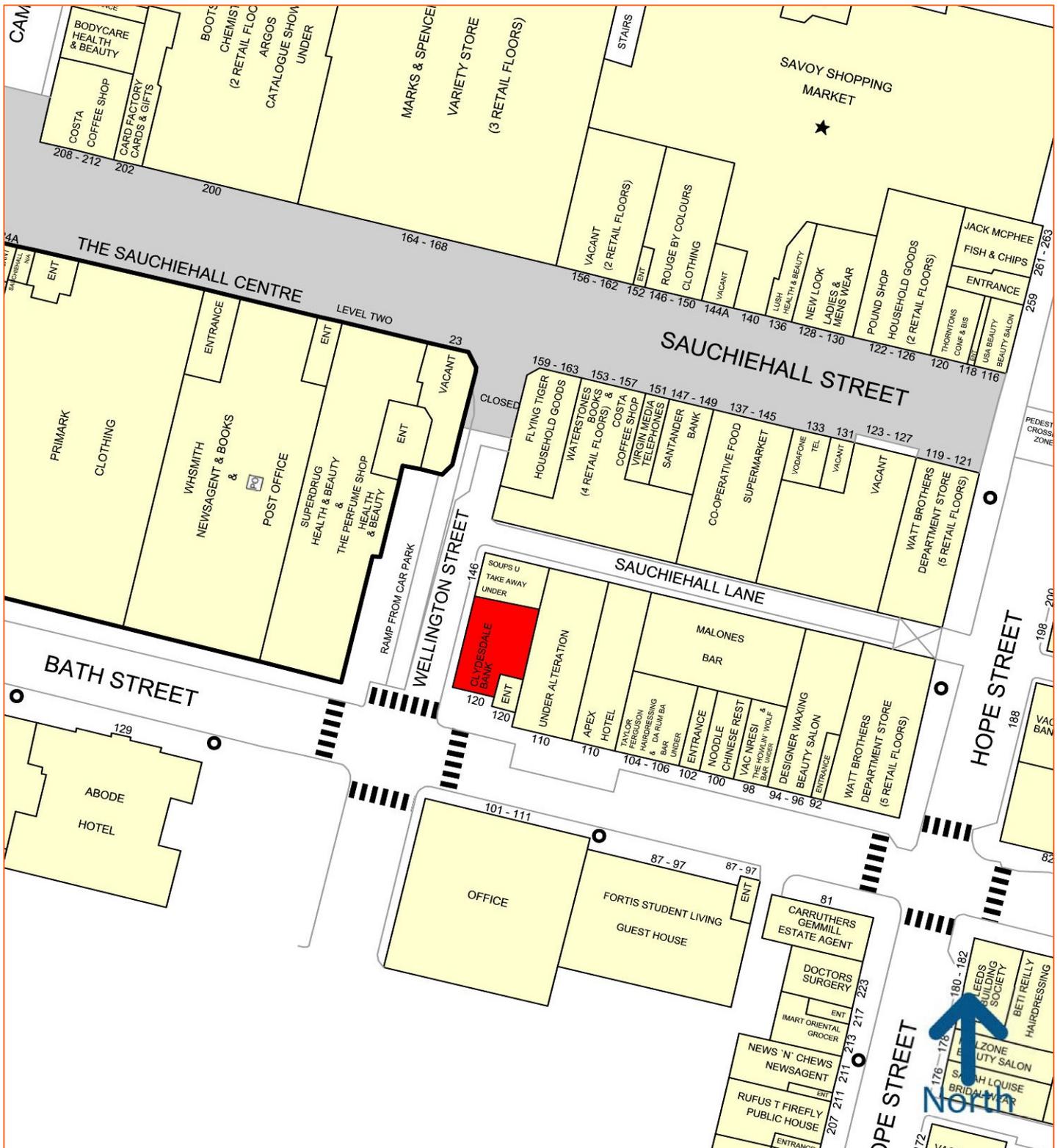
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