



Retail Unit To Let Benefits from Class 1 Consent

Rent: £20,000 pa

NIA: 1,057 sq ft

Location

The city of Glasgow has a population of around 650,000 persons and is estimated to serve a wider catchment of approximately 2.5 million people. The subject property is located on Sauchiehall Street, at its junction with Pitt Street, and close to the Charing Cross area of central Business District. Sauchiehall Street is also one of Glasgow's principal thoroughfares. Nearby occupiers include [Greggs](#), [Subway](#), [Glasgow School of Art](#), [CCA Glasgow Museum](#) and [icafe](#).

The premises are arranged over the ground floor and mezzanine level which comprise the following areas:

Ground Floor: **890 sq ft / 82.68 sqm**
Mezzanine: **167 sq ft / 15.54 sqm**

Rent

Offers over **£20,000 pa**.

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: **£23,500**
UBR (2020/21): **£0.498**
Rates Payable: **£11,703 pa**

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.

EPC Rating

This property has an EPC rating of D.

Planning

The premises benefit from having Class 1 consent.

TO LET

313 Sauchiehall Street
Glasgow
G2 3HW



Viewing strictly by appointment with ORINSEN

Tom Forster

T. 0131 374 1115
M. 07919 920 126
E. tforster@orinsen.com

Charlotte Young

T. 0131 374 1118
M. 07825 167 883
E. cyoung@orinsen.com

important notice

ORINSEN, 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 ORINSEN have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.